

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, July 10, 1979 in the Council Chamber commencing at 9.30 a.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford,
Gerard, Harcourt, Kennedy,
Little, Marzari and Puil.

ABSENT: Alderman Rankin

CLERK TO THE COUNCIL: Mrs. M. Kinsella

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, The Reverend Harry Robinson of St. John's (Shaughnessy) Church, Vancouver.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,

THAT the Minutes of the following meetings be adopted:

Regular Council (Except "In Camera" portion) - June 26, 1979
Special Council (Public Hearing) - June 28, 1979

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
SECONDED by Ald. Little,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

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1. Downtown Shoppers Free Bus

Millar & Coe (1970) Ltd. submitted a letter requesting an opportunity to address Council on a petition which they submitted from a number of merchants in the West Hastings Street area between Granville and Carrall Streets, requesting the Shoppers Free Bus be rerouted from Granville Street eastward along Hastings Street, rather than along Cordova Street to Carrall Street.

Council noted a comment from the City Clerk that the City Engineer will be reporting to Council on this petition in the near future.

MOVED by Ald. Harcourt,

THAT the petition from the West Hastings Merchants on the Downtown Free Shoppers Bus be referred to the Standing Committee on Transportation for consideration; at which time representatives of Millar & Coe be invited to be present.

- CARRIED UNANIMOUSLY

2. Wheelchair Games in England -
Grant Request

In a letter dated June 25, 1979, Mr. T.O. Parker advised that eight people from Vancouver will be competing and coaching at the Stoke Mandeville World Championship Wheelchair Games in England. These games will be held in July of this year.

Mr. Parker advised that 10% of the total expenses (\$2,800) is being assessed to the participants. He therefore requested that Council grant some financial assistance to these people.

MOVED by Ald. Little,

THAT Council approve a grant of \$1,600 from Contingency Reserve to assist towards the expenses of those unemployed members of the group attending the Stoke Mandeville World Championship Wheelchair Games in England.

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Puil opposed.)

3. Pier B-C Redevelopment

Council noted a letter from Marathon Realty Company Limited requesting an opportunity to address it on Marathon's position related to proposed B-C Pier redevelopment and possible adjacent waterfront development.

The City Clerk noted that should Council agree to this request the delegation will appear at 2:00 p.m. this day.

MOVED by Ald. Kennedy,

THAT the request of Marathon Realty Company Limited to address Council be approved and representations be heard at 2:00 p.m. this day.

- CARRIED UNANIMOUSLY

4. Ferguson Point Tea House -
Proposed Expansion and Lease
Amendments

The Park Board in a letter dated June 29, 1979, advised Council that the Board has approved a new ten-year lease on the Ferguson Point Tea House to Mr. Brent Davies. The letter contained details of the terms and conditions of the lease and requested Council to approve a new ten-year lease to B.D. Teahouse Investments Ltd. and Brent Davies for the operation of the Ferguson Point Tea House, commencing January 1, 1980 or upon completion of the proposed expansion, whichever comes first, and the Director of Legal Services be requested to execute the new lease.

Cont'd . . .

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COMMUNICATIONS OR PETITIONS (Cont'd)

Ferguson Point Tea House -
Proposed Expansion and Lease
Amendments (Cont'd)

The City Manager advised that the Supervisor of Properties considers the terms and conditions of the proposed lease to be satisfactory.

MOVED by Ald. Harcourt,

THAT Council approve a new ten-year lease to B.D. Teahouse Investments Ltd. and Brent Davies for the operation of the Ferguson Point Tea House commencing January 1, 1980, or upon completion of the proposed expansion, based on the terms and conditions outlined in the letter from the Park Board dated June 29, 1979.

- CARRIED UNANIMOUSLY

5. Odessa Trip

The Mayor requested and received permission to withdraw this communication on the basis that confirmation has not yet been received from the Soviet Embassy on the details of Council's visit to Odessa.

6. Relocation of Firehall No. 22

Council noted a request from Ms. Lynn Sliz to address it when the report of the City Manager dated July 4, 1979, on relocation of Firehall No. 22 - Marpole, was being considered this day.

Council noted a similar request from Mr. Bill Wray, representing residents opposing the proposed site.

MOVED by Ald. Harcourt,

THAT the delegation request be approved and the agenda be varied to permit Council to consider the City Manager's Report dated July 4, 1979 on relocation of Firehall No. 22 - Marpole at this time.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

D. Manager's Report
July 4, 1979

Relocation of Firehall No. 22
Marpole

Council then considered a City Manager's Report dated July 4, 1979, on the relocation of Firehall No. 22 - Marpole, in which the Director of Planning reported that Council will be considering 'In Camera' later this day, the details of the proposed acquisition of three lots (Lots 1 - 3 of Lot 23, Block A, D.L. 319/323/324, Plan 6537) at the southeast corner of Park Drive and Shaughnessy Street for relocation of Firehall No. 22.

In the report before Council at this time the Director of Planning summarized the background of this matter and reviewed the current situation. The Director of Planning stated that residents in the area around the proposed site have already expressed concerns with respect to relocating the firehall in this vicinity and that

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Manager's Report
July 4, 1979 (Cont'd)

Relocation of Firehall No. 22
Marpole (Cont'd)

they would be affected by any decision of Council on this matter.

In the report the City Manager recommends approval of the proposed site at the southeast corner of Park Drive and Shaughnessy Street for relocation of Firehall No. 22 - Marpole.

Ms. Sliz indicated that Mr. Wray would be the spokesman on behalf of the residents and therefore she would not be addressing Council on this matter. Mr. Wray, on behalf of the neighbourhood south of Park Drive, addressed Council in opposition to the proposed site on the corner of Shaughnessy Street and Park Drive. He filed a petition of over 100 names opposing this site and stated the community considered that the Firehall should be relocated in Oak Park and that some Park Board members would be willing to consider this proposal on the basis of a land swap. He indicated that if Council deferred a decision on the proposed site the residents would make a formal presentation to the Park Board requesting approval of the Oak Park site for Firehall No. 22.

MOVED by Ald. Boyce,
THAT the matter of relocation of Firehall No. 22 - Marpole in Oak Park be again referred to the Park Board for consideration on the basis of the City negotiating with the Park Board a land swap for City-owned land in the Marpole area.

- LOST

(Aldermen Bellamy, Ford, Gerard, Harcourt, Kennedy, Little, Puil and the Mayor opposed.)

MOVED by Ald. Kennedy,
THAT Council identify the southwest corner of Oak Park as the most suitable site for relocation of Firehall No. 22 and negotiate with the Park Board on this basis.

- CARRIED

(Aldermen Ford, Gerard, and Harcourt opposed.)

* * *

At this point in the proceedings the Mayor recognized Mayor Peter Walsh of Fort St. John and welcomed him to the meeting.

* * *

The Regular Council recessed at approximately 10:00 a.m. and reconvened at approximately 10:05 a.m. following the Special Council (Court of Revision).

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CITY MANAGER'S REPORTS (Cont'd)

A. MANAGER'S GENERAL REPORT
JULY 6, 1979

Works & Utility Matters
(July 6, 1979)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Tender Awards
- Cl. 2: Cleaning of Sidewalks Outside of Stores
- Cl. 3: Burrard Street Viaduct
- Cl. 4: Local Improvement - Special Relief
Lane South of 28th Avenue, Ross to
Inverness Streets

Clauses 1 - 3 inclusive

MOVED by Ald. Puil,

THAT clauses 1 and 2 be received for information and the recommendation of the City Manager, as contained in clause 3 of this report be approved.

- CARRIED UNANIMOUSLY

Local Improvement - Special Relief
Lane South of 28th Avenue, Ross to
Inverness Streets
(Clause 4)

MOVED by Ald. Puil,

THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Social Service & Health Matters
(July 6, 1979)

Hildon Hotel,
50 West Cordova Street
(Clause 1)

During consideration of this item the Director of Environmental Health advised Council that the operator indicates he is now prepared to proceed with the necessary renovations to the Hotel. All Fire By-law regulations have been complied with, with the exception of one stairway on the fire escape which needs welding and which should be repaired in the near future.

MOVED by Ald. Gerard,

THAT Council instruct its officials to defer to the end of August legal action to vacate the Hildon Hotel, 50 West Cordova Street and the City Manager report back at the end of this period on the condition of the Hotel.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S REPORTS (Cont'd)

A. MANAGER'S GENERAL REPORT
JULY 6, 1979

Building & Planning Matters
(July 6, 1979) (Cont'd)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: 2705 Point Grey Road
DPA No. 84112
- Cl. 2: Rezoning Application - 3551 Kingsway
- Cl. 3: Riley Park N.I.P. - Hillcrest Park Fieldhouse
- Cl. 4: Development of City-owned Property at the
N.W. Corner of Dunsmuir and Richards Street
(Block 35)
- Cl. 5: Measures for Energy Conservation in Buildings

Clauses 1 and 3 - 5 inclusive

MOVED by Ald. Harcourt,

THAT clause 1 be received for information and the recommendations of the City Manager, as contained in clauses 3, 4, and 5 of this report be approved.

- CARRIED UNANIMOUSLY

Rezoning Application -
3551 Kingsway
(Clause 2)

When considering this clause Council noted that the applicant, Dr. Whittaker, wished to address it this day on this application.

MOVED by Ald. Harcourt,

THAT the rezoning application - 3551 Kingsway, be referred to the Standing Committee on Planning and Development as soon as possible and Dr. Whittaker be invited to appear before the Committee when this matter is being considered.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(July 6, 1979)

City Pound
(Clause 1)

Council noted a request from Mr. Peter Hamilton of the Animal Defence and Anti-Vivisection Society of B.C. to address it on this matter.

MOVED by Ald. Harcourt,

THAT the delegation request be approved and consideration of this matter be deferred to the Council meeting of July 24, 1979.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S REPORTS (Cont'd)

A. MANAGER'S GENERAL REPORT
JULY 6, 1979 (Cont'd)

Fire & Traffic Matters
(July 6, 1979)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Bus Service to Granville Island
- Cl. 2: Sidewalk Cafe - Frisby's Railcar Restaurant,
North Foot Carrall Street

Bus Service to Granville Island
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Sidewalk Cafe - Frisby's Railcar
Restaurant, North Foot Carrall
Street
(Clause 2)

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(July 6, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Investment Matters (Various Funds) May 1979
- Cl. 2: Community Music School - Scholarships
- Cl. 3: Acoustics in Council Chamber

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendation of the City Manager, as contained in clause 1 of this report be approved and clause 2 be received for information.

- CARRIED UNANIMOUSLY

Acoustics in Council Chamber
(Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this clause be not approved.

- LOST

(Aldermen Bellamy, Boyce, Ford, Gerard, Kennedy,
Little, Rankin and the Mayor opposed.)

Cont'd . . .

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CITY MANAGER'S REPORTS (Cont'd)

A. MANAGER'S GENERAL REPORT
JULY 6, 1979 (Cont'd)

Finance Matters
(July 6, 1979) (Cont'd)

Acoustics in Council Chamber
(Clause 3) (Cont'd)

MOVED by Ald. Boyce,
THAT the recommendation of the City Manager contained in
this clause be approved.

- CARRIED

(Aldermen Harcourt, Little, Marzari and Puil opposed.)

Property Matters
(July 6, 1979)

The Council considered this report which contains nine
clauses identified as follows:

- Cl. 1: Cancellation and Lease of
1830 and 1836 West 5th Avenue
- Cl. 2: Mt. Pleasant N.I.P. - Kivan Lease
- Cl. 3: Champlain Heights - Enclave 2 Subdivision
- Cl. 4: Renewal of Leases - South Kent Avenue between
Fraser and Chester Streets and Chester and
Ross Streets
- Cl. 5: Sale of Various Properties
- Cl. 6: Lease of City-owned Land, situated W/S of
Hudson Street, south of Vancouver and Lulu
Island Railway Right of Way
- Cl. 7: Old Number 15 Firehall, 2705 Cambridge Street
- Cl. 8: Protection to Mortgage Lenders on Strata Lots
in False Creek and Champlain Heights
- Cl. 9: Rent Review - Bowell McLean Motor Co. Ltd.,
Vacant Lots, Glen Drive

Clauses 1 - 9 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in
clauses 1, 2, 3, 4, 5, 6, 7, 8 and 9 of this report be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(June 27, 1979)

Group Home at 1606 East
15th Avenue

Council noted a request from Mr. Joswig to address it on this
matter at its meeting of July 24, 1979.

MOVED by Ald. Little,
THAT the delegation request of Mr. Joswig be approved and
consideration of this matter be deferred to the meeting of July 24,
1979.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S REPORTS (Cont'd)

C. Manager's Report
(June 21, 1979)

Complaint re 3737 West King
Edward Avenue

When considering this clause the Mayor requested the Director of Permits and Licenses to ask the Police Department to consider waiving the need for a petition complaining of noise from neighbours when continuous complaints are received on a specific dwelling. The Director of Permits and Licenses indicated he would so do.

MOVED by Ald. Puil,

THAT the report of the City Manager dated June 21, 1979, on complaint re 3737 West King Edward Avenue, be received and staff requested to take whatever actions are necessary to control the noise problem related to this dwelling.

- CARRIED UNANIMOUSLY

D. Manager's Report
(July 4, 1979)

Relocation of Firehall No. 22 -
Marpole

For Council action see pages 3 & 4.

E. Manager's Report
(July 6, 1979)

Balmoral Hotel -
159 East Hastings Street

MOVED by Ald. Little,

THAT the licensee of the Balmoral Hotel, 159 East Hastings Street be again requested to appear before Council as soon as possible to show cause why his business license for the pub operation should not be further suspended.

- CARRIED UNANIMOUSLY

F. Manager's Report
(June 14, 1979)

Tender No. 35-79-1 -
Landfill Compactor

When considering this report Council noted a request from Mr. Andrews, a low bidder, to address Council on this matter. Council was advised that the City Engineer requested that this matter be dealt with this day.

MOVED by Ald. Kennedy,

THAT the request of Mr. Andrews to address Council be approved subject to the recommended bidder also being present to address Council when this matter is dealt with later this day.

- CARRIED UNANIMOUSLY

G. Manager's Report
(July 9, 1979)

1979 Arbitration Award - Vancouver
Policemen's Union Negotiations

For Council action see page 19.

STANDING COMMITTEE AND OTHER REPORTS

I. Part Report of Standing Committee
on Planning and Development
(June 21, 1979)

Monthly Status Report on
Rezoning Applications
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee, as contained in
this report, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Community Services
(June 21, 1979)

The Council considered this report which contains three
clauses identified as follows:

- Cl. 1: Liquor Permit Application -
1184 Denman Street
D.P.A. No. 84054
- Cl. 2: Status Report on Hotel Vancouver -
Compliance with Fire By-law
- Cl. 3: Compulsory Treatment of Chronic
Alcoholics

Liquor Permit Application -
1184 Denman Street
D.P.A. No. 84054
(Clause 1)

MOVED by Ald. Bellamy,
THAT the recommendation of the Committee, as contained in this
clause, be approved.

- CARRIED UNANIMOUSLY

Status Report on Hotel Vancouver -
Compliance with Fire By-law
(Clause 2)

When considering this clause Council noted that Phase I of the
renovations of the hotel are nearing completion and that construction
of Phase II is expected to start in about six months.

MOVED by Ald. Puil,
THAT the recommendation of the Committee contained in this
clause be approved.

FURTHER THAT the Fire Chief be instructed to discontinue the
submission to the Community Services Committee of Monthly Status
Reports on Hotel Vancouver Compliance of the Fire By-law unless the
City has cause for complaint.

- CARRIED UNANIMOUSLY

Cont'd.

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

Report of Standing Committee
on Community Services
(June 21, 1979) (Cont'd.)

Compulsory Treatment of Chronic
Alcoholics
(Clause 3)

MOVED by Ald. Little,

THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Alderman Bellamy opposed.)

III. Part Report of Standing Committee
on Finance and Administration
(June 21, 1979)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Audience Development Program
- Cl. 2: Report from the Emergency Planning Committee

Audience Development Program
(Clause 1)

MOVED by Ald. Puil,

THAT the recommendations of the Committee contained in this clause be approved after amending recommendation B by inserting the words "bus shelter" after the word "free" in recommendation B.

- (referred)

MOVED by Ald. Harcourt,

THAT this matter be referred back to the Standing Committee on Finance and Administration for further consideration when a City Manager's report on the Audience Development Program is before it.

- CARRIED

(Aldermen Puil and Little opposed.)

Report from the Emergency
Planning Committee
(Clause 2)

MOVED by Ald. Puil,

THAT Vancouver City Council approve the Basic Plan to the City of Vancouver Emergency Plan as a basis for co-ordinating the emergency response to natural and man-made emergencies that occur within or adjacent to the City of Vancouver.

FURTHER THAT recommendations B, C and D of the Committee, contained in this clause be approved.

- CARRIED UNANIMOUSLY

Cont'd.

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

IV. Report of Standing Committee
on Transportation
(June 28, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Review of Traffic Conditions:
Burrard Street Between 1st Avenue
and Broadway
- Cl. 2: Illegal Roadside Vending -
City Streets
- Cl. 3: Cancellation of Bus Stop:
South Side Cornwall Street at
Burrard Street

Review of Traffic Conditions:
Burrard Street Between 1st Avenue
and Broadway
(Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee, as contained in
this clause, be approved.

- CARRIED

(Aldermen Ford, Harcourt and Marzari opposed.)

Illegal Roadside Vending -
City Streets
(Clause 2)

When considering this clause, Council noted a request from
Mr. Hans Penner to address it on this matter at its meeting of
July 24, 1979.

MOVED by Ald. Kennedy,
THAT the delegation request be approved and consideration of
this clause be deferred to that time.

- CARRIED UNANIMOUSLY

Cancellation of Bus Stop:
South Side Cornwall Street
at Burrard Street
(Clause 3)

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee, as contained in this
clause, be approved.

- CARRIED UNANIMOUSLY

Cont'd.

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

V. Report of Standing Committee on
Finance and Administration
(June 28, 1979)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Tenders Nos. 795 and 796
Contracts for Street and Lane
Paving
- Cl. 2: Children's Centre of the Arts
and Sciences

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in
clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

VI. Joint Report of the Vancouver
and Burnaby Transportation
Committees
(June 21, 1979)

Matters of Mutual Concern
Between Vancouver and
Burnaby
(Clause 1)

MOVED by Ald. Kennedy,
THAT this report be received for information.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 11.10 a.m. for an
"In-Camera" meeting and reconvened at approximately 2.00 p.m. with
the same members present together with Alderman Rankin.

DELEGATIONSPier BC Redevelopment

As agreed to by Council earlier this day Mr. Don Murray, General Manager, Development, B. C. Division, Marathon Realty Company Limited, addressed Council on Marathon's position vis-a-vis the proposed Pier BC Redevelopment and possible adjacent waterfront developments.

Mr. Murray read from a brief which was circulated to Council. The brief intimated that Marathon enthusiastically supports the proposed development of Pier BC for a Trade/Convention Centre and will attempt to work with the City on the concurrent development of its adjacent waterfront lands; Marathon has no pre-conceived notions or proposals for development of its property; Marathon needs to have specific and detailed information from the City on the nature of waterfront development it will support and the basis of cost-sharing of necessary services for the development before proceeding with detailed design, engineering and analysis. Mr. Murray indicated some of the questions that the City needs to answer are - what elevation would be considered grade, parking ratio and open space requirements as well as massing, siting and permitted uses.

The Director of Planning responded to Mr. Murray's brief and emphasized the City has provided Marathon with all the information which the City has available in relation to the proposed Pier BC development.

Mr. Murray reiterated Marathon's invitation to Council to meet with them on July 11, 1979 to discuss this matter in detail. The Mayor suggested to Mr. Murray that following the July 11th meeting he (Mr. Murray) meet with him, the City Manager, Director of Planning and City Engineer to identify specific information needed by Marathon from the City.

The Mayor then thanked Mr. Murray for his presentation.

- FOR COUNCIL ACTION SEE PAGE(S) 517
1. Strata Title Conversion Application -
Mayfair Hotel - 845 Hornby Street

Council on May 29, 1979, when considering a report of the City Manager on an application from Techram Securities Limited to convert the Mayfair Hotel, 845 Hornby Street to strata title ownership, deferred consideration of the application pending a report from the Director of Planning on relevant strata legislation and the history of the Mayfair Hotel. At that time Council resolved that the owners of the Mayfair Hotel be invited to address it when the requested report was being considered.

Submitted this day was a City Manager's report dated July 3, 1979 giving the information requested by Council and basically recommending that the application be approved subject to the conditions set out in the City Manager's report of May 25, 1979 which was also before Council this day.

Mr. G. J. Phillips, representing the Hungry Pilgrim Restaurant Corporation, a tenant in the Mayfair Hotel, addressed Council and requested deferral of this matter to permit his client to obtain information on the strata title proposal of Techram Securities Limited. Mr. Phillips stated that his client had only yesterday become aware of the strata title conversion application on behalf of the Mayfair Hotel.

Cont'd.

DELEGATIONS (Cont'd.)1. Strata Title Conversion Application -
Mayfair Hotel - 845 Hornby Street (Cont'd.)

Mr. B. Kaplan of Techram Securities Limited, in response to a query from the Mayor reluctantly agreed to deferral of this matter to the next meeting of Council.

MOVED by Ald. Bellamy,

THAT consideration of the Strata Title Conversion Application on the Mayfair Hotel, 845 Hornby Street, be deferred to the July 24th meeting of Council at which time representations be heard from interested parties.

- CARRIED UNANIMOUSLY

Alderman Rankin requested the Director of Legal Services report to Council on the implications of By-law enforcement relevant to strata title conversions. The Mayor so directed.

2. Community Services Grant Appeal

Council on June 19, 1979 did not approve the recommendation of the Community Services Committee that \$4500.00 be granted to the Senior Citizens Outreach Society.

Mrs. J. Russell, noting that Alderman Harcourt was not present at this time, requested deferral of this matter to later in the meeting pending the arrival of the Alderman.

MOVED by Ald. Rankin,

THAT consideration of this matter be deferred to later this day.

- CARRIED UNANIMOUSLY

3. Proposed Neighbourhood Pub -
2802 West 4th Avenue - Application
by Mr. K. Eayds

Council on May 29, 1979, having received results of a plebiscite conducted on a proposed neighbourhood pub at 2802 West 4th Avenue, approved the application of Mr. K. Eayds for a neighbourhood pub at this address.

Council on June 19, 1979, agreed to hear a delegation from Mr. J. Ball opposing the proposed neighbourhood pub at 2802 West 4th Avenue when the relevant report from the City Manager was before it.

Before Council for information was a City Manager's report dated July 5, 1979 in which the City Clerk reported that Mr. Ball contended that the information sheet submitted with the plebiscite was incorrect in that Mr. Eayds had stated that six parking spaces would be provided for pub patrons at an adjacent gas station and this was not, in fact, correct. In the report the City Clerk advised that the applicant now indicates that his development permit application (not yet submitted) will be based on providing six underground spaces and no parking on an adjacent gas station. The applicant stated that the six parking spaces to be provided are sufficient to meet the City's neighbourhood pub guidelines.

Cont'd.

DELEGATIONS (Cont'd.)

3. Proposed Neighbourhood Pub -
2802 West 4th Avenue - Application
by Mr. K. Eayds. (Cont'd.)

Mr. Ball addressed Council and read from a brief, previously circulated, in which he contends that the information submitted to the voters was not correct as neither of the gas stations adjacent to the proposed pub had ever agreed to provide parking for pub patrons. The brief also stated that, in his opinion, without this additional parking the proposed pub would create parking problems in the area adjacent to it as well as increasing traffic flow. The brief requested that Council conduct another vote in the area, based on accurate information on the proposed pub, to determine the wishes of the citizens in this regard.

Mr. Ball indicated that he has a petition containing 700 signatures demanding another vote on this pub.

Mr. Eayds, the applicant, addressed Council and stated that the information contained on the information sheet circulated with the plebiscite and signed by him was inadvertently incorrect and that he had not obtained six additional parking spaces at an adjacent gas station. He had submitted the information on the additional parking spaces on the basis of preliminary information which subsequently proved wrong. He stated that he has committed himself to a considerable amount of money in relation to this neighbourhood pub and requested Council to re-affirm its original approval of the proposed pub. He also stated that the final public floor area will be between 940 and 1000 sq. ft. and according to the guidelines, five parking spaces would be required and, in fact, he will be providing six.

Ms. E. O'Grady, a resident of Killarney Manor stated that all the occupants of this building are in favour of the proposed pub.

Two other residents of the area spoke in opposition to the proposed pub.

MOVED by Ald. Gerard,

THAT the City Clerk be instructed to conduct a further plebiscite within a four-block radius of the proposed neighbourhood pub at 2802 West 4th Avenue giving full and accurate information on all aspects of the proposed pub.

FURTHER THAT this plebiscite be conducted at the City's expense, with the source of funds being Contingency Reserve.

- CARRIED

MOVED by Ald. Harcourt (in amendment)

THAT the costs of the plebiscite be borne 50% by the applicant and 50% by the City.

- LOST

(Aldermen Bellamy, Boyce, Ford, Kennedy, Little, Marzari, Rankin and the Mayor opposed.)

The amendment having lost the motion by Ald. Gerard was put and carried with Aldermen Bellamy, Harcourt, Kennedy, Puil and Marzari opposed.

CIVIC RECOGNITION

Retirement - Mr. R. MacVicar

At this point in the proceedings, the Council recognized Mr. R. MacVicar of the Permits & Licenses Department who is retiring from the City service on July 31, 1979 after 48 years of service.

The Mayor presented an engraved plaque and Certificate to Mr. MacVicar. Mr. MacVicar responded in appreciation.

The Council recessed at approximately 4.00 p.m. to reconvene at approximately 4.20 p.m.

DELEGATIONS (Cont'd.)

2. Community Services Grant Appeal (Cont'd.)

As agreed to earlier this day, Council heard representations from Mrs. Russell appealing Council's decision not to approve a grant of \$4500.00 to the Senior Citizens Outreach Society.

Mrs. Russell reviewed the activities of the Society and requested Council to approve a grant of \$4000.00 to cover rental of the Society's premises from August 1, 1979 to March 31, 1980.

MOVED by Ald. Kennedy,

THAT Council approve a grant of \$4000.00 to the Senior Citizens Outreach Society, the source of funds to be Contingency Reserve.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

4. Greater Vancouver Artists'
Gallery - Grant Request

Council on June 26, 1979 deferred the report of the Standing Committee on Finance and Administration dated June 21, 1979 on the Greater Vancouver Artists' Gallery Society to hear delegations on this matter.

The Committee's report submitted the following for Council's consideration:

- A. THAT City Council approve a further grant of \$10,000 as the balance of the City share of the 1979 operating budget, to be provided on a matching basis with funds raised by the Society, up to a maximum of \$10,000.

Cont'd.

DELEGATIONS (Cont'd.)

4. Greater Vancouver Artists' Gallery - Grant Request (Cont'd.)

- B. THAT the fund raising programs listed in the Manager's report and outlined in the Society's brief (attached) dated May 10, 1979, be approved and that the revenue from the sale of art be deposited with the City and credited to the Society as part of its fund raising effort.
- C. THAT the Artists Gallery use its best efforts to secure a Federal works grant, the purpose of which is to reinstate the art purchasing program in 1980 and further that City Council approve and support this effort.

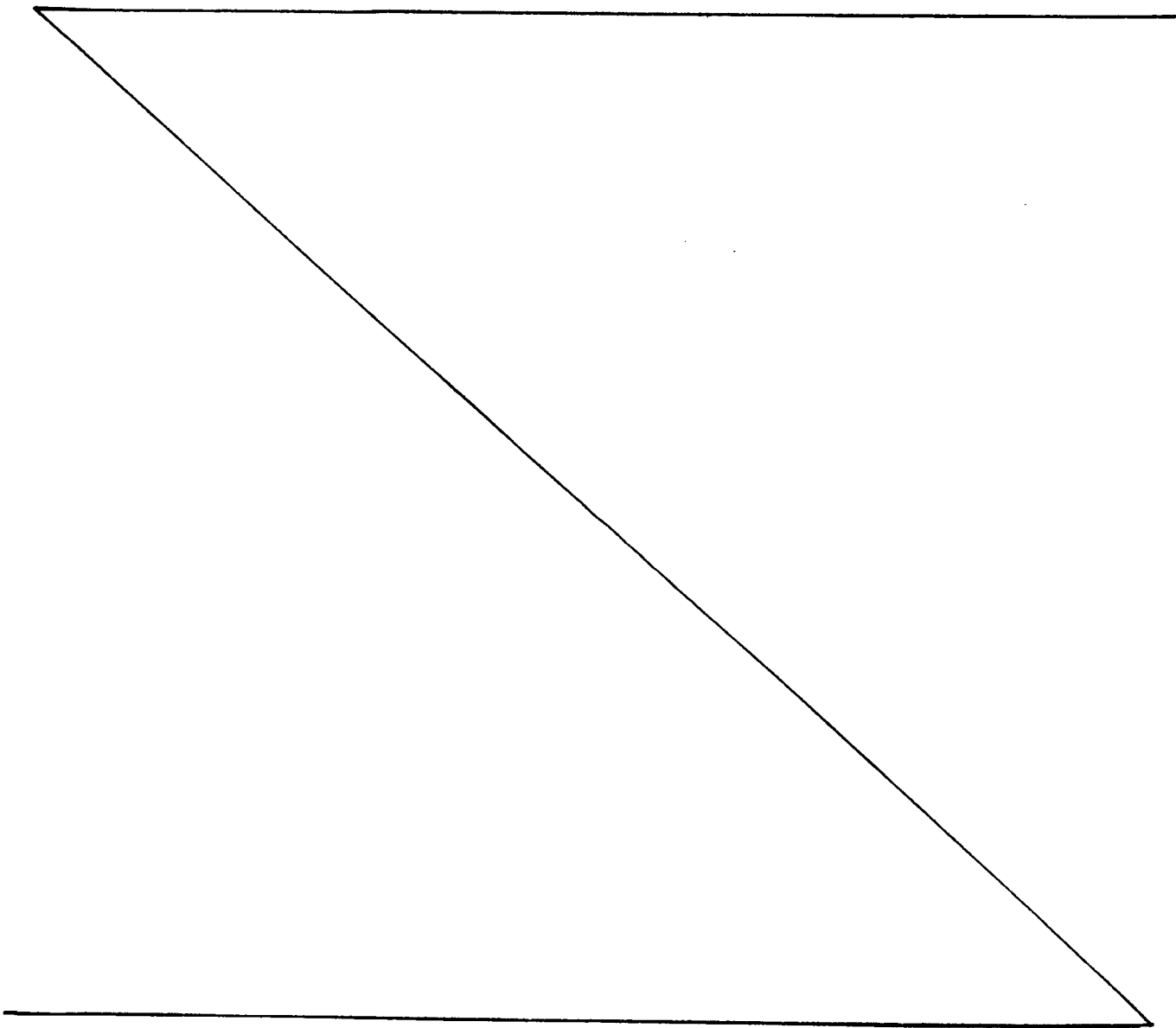
Mr. S. Dadson, Greater Vancouver Artists' Gallery and Ms. N. Blanck, Central Visual Artists Association addressed Council in support of the Greater Vancouver Artists' Gallery and gave reasons why Council should continue funding the Society.

Ms. Blanck filed a petition containing 5000 signatures supporting the activities of the Artists' Gallery.

MOVED by Ald. Puil,

THAT the recommendations of the Committee be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY



Regular Council, July 10, 1979 19

CITY MANAGER'S REPORTS (Cont'd)

F. Manager's Report
(June 14, 1979)

Tender No. 35-79-1 -
Landfill Compactor

Earlier this day Council deferred consideration of the City Manager's Report dated June 14, 1979, on Tender No. 35-79-1 - Landfill Compactor, to permit the tenderers for 80,000 pound machines an opportunity of addressing Council.

The City Engineer and the Assistant City Engineers, Water, Sanitation and Materials Division and Departmental Services and Sewers Division, reviewed the report for Council's information as well as their reasons for recommending that Council accept Bid No. 7, from F. & F. Equipment Ltd. for one only Tana model 40 Compactor at a total cost of \$261,859 plus 4% Provincial sales tax.

Mr. Andrews, Regional Manager, Bomag Canada, one of the bidders for this tender, addressed Council and stated his firm's bid was approximately \$1,200 lower than the one recommended by the City Engineer. He also claimed that his machine was as efficient as the one chosen. In addition the Bomag machine is built in Canada, whereas the Tana machine is manufactured in the United States.

Mr. Foran, F. & F. Equipment Ltd., which submitted the bid on the Tana model 40 Compactor, addressed Council in support of his Company's position in this matter.

MOVED by Ald. Puil,

THAT the recommendation of the City Manager contained in his report dated June 14, 1979, be approved.

- CARRIED UNANIMOUSLY

G. Manager's Report
(July 9, 1979)

1979 Arbitration Award - Vancouver
Policemen's Union Negotiations

During an 'In Camera' meeting earlier this day Council had agreed to discuss this matter in Open Council. The Mayor stated the Police Board will be examining the arbitrator's award very carefully and expressed concern with a number of the award items. A number of members of Council also expressed their dissatisfaction with the award and they expressed the opinion that this could set a precedent for other union negotiations with the City.

It was suggested that a delegation comprising the Mayor and members of Council seek a meeting with the appropriate Provincial Government Ministers to discuss the impact of the Essential Services Act and the Police Act on union negotiations.

The Mayor indicated that he will follow-up on this suggestion.

MOVED by Ald. Bellamy,

THAT the report of the City Manager dated July 9, 1979, be received for information.

- CARRIED UNANIMOUSLY

FOR COUNCIL ACTION SEE PAGE(S) 524

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW TO AMEND BY-LAW
NO. 3575, BEING THE ZONING
AND DEVELOPMENT BY-LAW.
(Alcohol Treatment Facilities)

MOVED by Ald. Little,
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Little,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Bellamy, Kennedy and the Mayor excused from voting.)

2. A BY-LAW TO AMEND BY-LAW
NO. 4054, BEING THE STREET
NAME BY-LAW

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Lands for
Lane Purposes
(South 10 feet of Lot 10
Block 313, District Lot 526
Plan 590)
-

MOVED by Ald. Little,
SECONDED by Ald. Puil,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 10 feet of
Lot 10
Block 313
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

- B. Allocation of Lands for
Road Purposes
(Portion of Lot A of Lots 1 to 7
and 10 to 16 and of Subdivisions
3 and 4, Blocks 1 and 2 of Block
11, District Lot 393, Group One,
New Westminster District,
Plan 9141)
-

MOVED by Ald. Little,
SECONDED by Ald. Puil,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for road purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

All that portion of Lot A of Lots 1 to 7 and 10 to 16 and of Subdivisions 3 and 4, Blocks 1 and 2 of Block 11, District Lot 393, Group One, New Westminster District, Plan 9141, lying northerly of a line joining a point in the northwesterly limit of said Lot A, 5 feet southwesterly from the most northerly corner of said Lot A and a point in the northeasterly limit of said Lot A, 5 feet southeasterly from the most northerly corner of said Lot A, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated April 30, 1979, and marginally numbered LF 9082, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes and declared to form and to constitute portion of a road.

- CARRIED UNANIMOUSLY

Regular Council, July 10, 1979 22

MOTIONS (Cont'd)

1. Englesea Lodge,
2046 Beach Avenue

Council noted a delegation request on behalf of the Englesea Lodge Committee for the meeting of July 24, 1979.

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,

THAT the request of the Englesea Lodge Committee to address Council at its meeting on July 24, 1979, be approved and consideration of Alderman Kennedy's motion on this matter be deferred to that time.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Ford -

Cancellation of July 31st
Council Meeting

suggested that as a number of Council members will be visiting Odessa the week of July 30th, the Council meeting of July 31st be cancelled.

MOVED by Ald. Ford,
SECONDED by Ald. Puil,

THAT the Council meeting of July 31, 1979, be cancelled and the schedule of Council meetings for 1979 be varied accordingly.

- CARRIED UNANIMOUSLY

Alderman Ford -

Starting Time of 9:30 a.m.
for Council Meetings

questioned the wisdom of Council commencing its meeting at 9:30 a.m. during July and August as it appeared evening or late afternoon meetings would still be necessary.

The consensus of Council was to retain the 9:30 a.m. starting time during July and August.

Alderman Bellamy -

Grant to Sport B.C. -
Summer Sports Program

referred to the fact that when this item was considered by Council at its meeting on June 26, only eight members of Council were present one of whom voted against the motion to approve a grant to this organization and therefore the grant was not approved.

He requested that Council reconsider the request from Sport B.C. Summer Sports Program for a grant of \$7,500.

The Mayor agreed to do so.

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,

THAT Council approve a grant of \$7,500 to Sport B.C. Summer Sports Program with the source of funds being Contingency Reserve.

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Puil and the Mayor opposed.)

ENQUIRIES AND OTHER MATTERS (Cont'd)

Alderman Marzari -

Shaughnessy Hospital
Expansion

requested that the Director of Planning and the City Engineer report on the status of the Shaughnessy Hospital Expansion with special reference to traffic and parking problems in the area.

The Mayor so directed.

* * *

The Council recessed at approximately 5:30 p.m. to reconvene in the Council Chamber at approximately 7:30 p.m. with Alderman Harcourt, Deputy Mayor, in the Chair and the following members present:

Aldermen Bellamy, Boyce, Ford, Gerard, Little,
Marzari, Puil and Rankin.

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
SECONDED by Ald. Bellamy,

THAT this Council resolve itself into Committee of the Whole,
Alderman Harcourt, Deputy Mayor, in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)5. B.C. Hydro Transit Cutbacks

Council on June 26, 1979 agreed to hear delegations on a motion submitted by Alderman Rankin on the above matter. Council then heard representations in favour of the motion from the following:

Joseph Arnaud

Jean Swanson

W. Hutton

Bonnie Agnew

A. Griffin

Debra Lewis

Sol Jackson

Doug Fleming

Valgeet Johl

Patrick Burke

Nathan Davidowicz

Moe Sihota

Phil Hebbard

P. M. Figueroa

Carole Walker

Bruce Yorke

Downtown Eastside Residents'
Association - (Brief)

Amalgamated Transit Union - (Brief)

RAPE Relief - (Brief)

First United Church

Vancouver Status of Women - (Brief)

Killarney-Champlain Citizens for
Action Association

Simon Fraser University (Students'
Society) - (Brief)

U.B.C. (Alma Mater Society) - (Brief)

Canadian Scientific Pollution and
Environmental Control Society

Kensington Citizens Neighbourhood
Improvement Program Planning
Committee

East-Indian Citizens Welfare
Association - (Brief)

N.D.P. Little Mountain Constituency

Communist Party of Canada - (Brief)

West End Traffic Committee & Citizens
for Rapid Transit

C.O.P.E.

Cont'd.

DELEGATIONS (Cont'd.)5. B.C. Hydro Transit Cutbacks (Cont'd.)

MOVED by Ald. Rankin,

THAT WHEREAS B.C. Hydro is planning more bus cutbacks for the City of Vancouver to be effective July 20;

AND WHEREAS the cutbacks will result in the elimination of 42 bus trips per day;

AND WHEREAS the cutbacks proposed for July 20 are part of a whole series of cuts which have caused service within the City to deteriorate steadily for the last three years;

THEREFORE BE IT RESOLVED THAT:

1. Vancouver City Council strongly protest the proposed cutbacks to the Provincial Government, and
2. Vancouver City Council immediately ask for a meeting with the Provincial Government to discuss the problem of deteriorating public transit within the City and the need for an adequate subsidy to improve public transit.

- CARRIED

(Alderman Little opposed.)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,

SECONDED by Ald. Boyce,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

* * * * *

The Council adjourned at approximately 10.25 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of July 10, 1979, adopted on July 24, 1979.


MAYOR


CITY CLERK

MANAGER'S REPORTDATE July 3rd, 1979

TO: Vancouver City Council

SUBJECT: Strata Title Conversion Application - Mayfair Hotel - 845 Hornby St.

CLASSIFICATION: INFORMATION AND RECOMMENDATION

The Director of Planning reports as follows:

"On May 29, 1979 Council considered the City Manager's report to Council of May 25, 1979 in respect of an application by Techram Securities Ltd., owners of 845 Hornby Street (Lots N $\frac{1}{2}$ of 29, 30, 31 and S $\frac{1}{2}$ 32, Block 60, D.L.541, Plan 210) to convert the existing hotel to strata title ownership. Council resolved:

"That consideration of this matter be deferred pending a report from the Director of Planning on the relevant strata legislation and on the history of this building.

FURTHER THAT when this report is before Council the owners of 845 Hornby Street be invited to address Council. "

A copy of the City Manager's report to Council of May 25, 1979 is attached as Appendix A.

Strata Title Conversion and the Strata Titles Act.

The provision requiring an "approving authority" to give consideration and approval to the conversion of previously occupied buildings to strata title ownership was introduced into the Strata Titles Act in 1973. Section 5 of the Strata Titles Act, except for some minor changes, has remained basically unchanged since that time.

Approval of
existing
buildings.

5. (1) On the conversion into strata lots of a previously occupied building by an owner-developer, the approving authority may, notwithstanding any other Act,

- (a) approve the strata plan, or
- (b) refuse to approve the strata plan, or
- (c) refuse to approve the strata plan until terms and conditions imposed by the approving authority are met,

and its decision is final.

(2) In its decision under section (1), the approving authority

- (a) shall not approve the conversion unless the buildings included in the strata plan substantially comply with the applicable by-laws of the municipality, or, where the buildings are not situated within a municipality, they substantially comply with the National Building Code of Canada issued by the Associate Committee on the National Building Code, National Research Council, as amended from time to time, and with any other by-laws that may apply to those buildings,
- (b) shall consider
 - (i) the priority of rental accommodation over privately owned housing in the area;
 - (ii) the proposals of the owner-developer for the relocation of persons occupying the buildings;
 - (iii) the life expectancy of the buildings; and
 - (iv) projected major increases in maintenance costs due to the condition of the buildings; and
- (c) may consider any other matters that, in its opinion, are relevant.

(3) For the purposes of subsections (1) and (2), "approving authority" means,

- (a) where the land affected by the strata plan is situated within a municipality, the council of the municipality; or
- (b) where the land affected by the strata plan is not situated within a municipality, the regional board of the regional district in which the land is situated.

(4) [Repealed. 1977, c. 64, s. 5 (proc. eff. Feb. 16, 1978).]

(5) The approving authority or approving officer, as the case may be, shall, at the time of approval, issue a certificate in the form prescribed by the regulations and the certificate shall be filed with the Registrar upon deposit of the strata plan.

1974, c. 89, s. 5; 1977, c. 64, s. 5 (proc. eff. Feb. 16, 1978).

A review of the Planning Department's files indicates that the 1973 amendment to the Strata Titles Act was introduced due to the increasing number of conversions of rental apartment buildings to strata title ownership and the resultant relocation of tenants. The wording in both Section 5 of the Strata Titles Act and the City's regulations reflect the overriding concern for this situation. Often the wording does not appear to respond to all possible situations. For example, the current City's Strata Title Conversion regulations are difficult to apply to two-family dwelling conversions which are quite frequent. Obtaining the consent of two-thirds of the tenants when considering a two-family dwelling has no meaning.

In a similar manner, neither the Provincial Strata Titles Act nor the City's regulations provide any specific guidelines for the consideration of commercial or industrial conversions, although Council recently approved the conversion of a warehouse at 930-66 S.W. Marine Drive on November 21st, 1978. Another commercial (office) conversion will be before Council in the near future. As there has been only limited activity in this area, the Director of Planning would recommend that such applications continue to be dealt with on an individual merit basis. The alternative is to undertake a thorough study of the issue and report back to Council with recommended regulations to be applied to commercial and industrial strata title conversion application. The Director of Planning would note that such a study would require an additional expenditure of funds which is not warranted at this time.

History of the Mayfair Hotel

A brief history of the development was contained in the City Manager's report dated May 25, 1979. Development Permit No. 26992 was issued on June 26th, 1963, thereby permitting the erection of a hotel subject to the following conditions:

1. Building to be used only as a temporary abode for tourists or transients and not at any time to be occupied as permanent living accommodation.
2. The required off-street loading facilities are to be provided in accordance with the approved drawings and Section 13 of the Zoning and Development By-law prior to any use or occupancy of the proposed development.

One of the conditions to be fulfilled prior to issuance of the development permit, established by the Technical Planning Board, was that the owner was to first file a letter of undertaking stating that the proposed hotel portion of the development was to be occupied only as a temporary abode for tourists or transients and will not at any time be occupied as permanent living accommodation. There is a letter on file from the Director of the Mayfair Tower Limited, dated June 7th, 1964, which states as follows:

'In response to your request of April 1st, 1963 Mayfair Tower Limited undertakes that the proposed hotel portion of the development will be occupied as temporary abodes for tourists and transients and will not be occupied as permanent living accommodation'.

Despite these assurances, the Mayfair Hotel was the subject of repeated inspections and correspondence with regard to the occupancy of the hotel portion of the building for the purposes of both offices and permanent living accommodation. Office use above the second floor was clearly a violation of Zoning and Development By-law No. 3575. A development permit application was submitted for a proposed dance studio in October of 1966. This application was refused and subsequent action by the City saw the removal of offices from nine suites.

- 3 -

The matter of hotel suites being used as permanent living accommodation is a continuing problem with all hotels in the City. In terms of the Mayfair Hotel, a number of inspections were undertaken between 1965 and 1971. These inspections showed that none of the suites were leased to tenants for a fixed period of time, most of the suites were rented on a monthly basis and suites were occupied by individuals arriving in the City until work and/or permanent housing was located. City records indicate that the management of the Mayfair Hotel stated in a letter dated February 7th, 1971 that they intended to change the building into a daily hotel operation. There is no further correspondence on this aspect of the hotel operation.

Discussion with the Director of Legal Services indicates that no satisfactory means of enforcement has been found to deal with the permanent occupation of hotel suites for residential purposes. The onus of proof rests with the City and it has been found to be most difficult. Therefore it is conceivable that a development such as the Mayfair Hotel could fluctuate between use as a temporary abode for tourists or transients and a more permanent living accommodation. However, it should be noted that the approved use of this building is 'a temporary abode for tourists or transients'. Any other use is contrary to the approved use under Development Permit No. 26992 and Zoning and Development By-law No. 3575.

The Director of Planning was very concerned when this application was submitted in September 1978. He has felt that as a Planning agent of the City, his role is to be concerned with legislation dealing with the amenity of the City measured in its various ways. The strata title legislation, together with complex tax laws, means that this application has more to do with private financial transactions than the logical separation of land or developments with functioning units. However, having reviewed the legislation carefully and discussed the matter with the Director of Legal Services, his conclusion was that he should recommend this conversion although he would prefer the legislation to be changed so that financial dealings could relate to financial laws and dealings in land could relate to subdivision and zoning laws. It seems that financial objectives are primary in this instance, not the proper management or allocation of functioning parts of land or buildings.

RECOMMENDATION:

The Director of Planning recommends the following:

- A. That commercial and industrial strata title conversion applications continue to be processed on the merits of the individual application, noting however, that the Director of Planning will report any significant increase in such applications;
- B. That the application for the Mayfair Hotel be approved in accordance with the recommendation in the City Manager's report dated May 25th, 1979 (a copy is attached to this report as Appendix A); and
- C. That the Director of Planning contact the Office of the Superintendent of Insurance, the provincial agency responsible for the Strata Titles Act, outlining the exact nature of Council's consideration of this matter."

-4-

The City Manager adds the following 3 comments:

1. The applicant maintains that the very act of strata-titling a property tends to increase its assessed value and hence brings higher property taxes to the City. The Director of Finance confirms that this is generally the case.
2. The applicant maintains that the strata-titling will result in the building being substantially improved and brought up to code requirements, - and that most of these improvements would not take place otherwise.
3. Some concern has been expressed about possible complications of enforcing the lodging house and other by-laws when dealing with many owners. City staff expect that they would be dealing with a strata company and do not anticipate substantial difficulties.

In view of the above, the City Manager RECOMMENDS approval of the above recommendations A, B, and C.

FOR COUNCIL ACTION SEE PAGE(S) 530

MANAGER'S REPORTDATE July 5, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Proposed Neighbourhood Pub - 2802 West 4th Avenue
Application by Mr. K. Eayds

CLASSIFICATION: INFORMATION

The City Clerk reports as follows:

" On May 17, 1979, I reported to the Standing Committee on Community Services the results of a plebiscite conducted on a proposed neighbourhood pub at 2802 West 4th Avenue. The results were 64.7% in favour, therefore the Committee recommended that Council approve the application, which it did on May 29, 1979.

A complaint has now been received from Mr. John Ball, on behalf of a number of residents in the area, stating that the details of the parking for the pub patrons was incorrect on the information sheet which was distributed with the ballot to eligible voters in the four-block area. This information sheet, which was prepared by me, is attached, and refers to six underground parking spaces which will be provided on the pub premises, and an additional six spaces at an adjacent gas station. Mr. Ball contends that this additional parking is not available to Mr. Eayds at either the Chevron Station on the North-east corner, or the Econo Station on the North-west corner of 4th and Macdonald, and states he has documentation to prove this. This parking information was taken from the original pub application submitted by Mr. Eayds to Permits and Licenses. (A copy of Mr. Eayd's application is on file in the City Clerk's office). In addition Mr. Eayds signed the draft information sheet as being correct before it was printed.

The Director of Planning advises that Mr. Eayds has not, as yet, applied for a Development Permit with respect to the proposed neighbourhood pub. On contacting Mr. Eayds he states that the reason he has not applied is that he is having some difficulty with the lease for the pub premises. However, he anticipates this will be resolved within a week or two, at which time he will apply for his Development Permit.

Mr. Eayds states that the application will be based on providing only the six underground spaces and that these are sufficient to meet the neighbourhood pub guidelines. Mr. Ball also contends that the six parking spaces to be provided by Mr. Eayds will not be used by pub patrons as they are underground.

The Department of Permits and Licenses has conducted an on site inspection of the parking area. There is space for eleven cars although the actual stalls have not yet been defined and the area is in accordance with the drawing approved by City staff and in compliance with the Zoning and Development By-law. "

The City Manager submits the above report of the City Clerk for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 531

MANAGER'S REPORT, JULY 6, 1979 (WORKS: A1 - 1)

WORKS & UTILITY MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Supply & Delivery of Polyethylene Pipe
Automobiles
Soil Sterilant
Channels of Cable Carrier Equipment
Automotive Oil, Air & Fuel Filters
Fire Hose
Automobile

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

2. Cleaning of Sidewalks
Outside of Stores

The Director of Legal Services reports as follows:

"At the meeting of Council of June 19, 1979 I was directed to report on the question of what measures could be taken to require store owners to clean the sidewalks outside of their stores.

Sidewalks are in general, by definition, part of the street system, which is owned by the City. Abutting owners have no special rights in the sidewalk, and without special legislation, the City cannot impose obligations on them.

A similar request was once raised with regard to making abutting owners keep the boulevards mowed and tidy. Again there is no authority to impose such a duty.

We do have such authority with respect to snow removal in business districts, but as Council members know, in practice the By-law is not too successful. Some problems are for example:

1. When does the obligation arise?
2. What is a "clean" sidewalk?
3. When does it become "unclean" so as to recreate the obligation?

There are also very real practical problems in prosecution. For these and other reasons, I do not recommend seeking the legislative changes. "

The City Manager submits the foregoing report of the Director of Legal Services for Council's INFORMATION.

MANAGER'S REPORT, JULY 6, 1979 (WORKS: A1 - 2)

RECOMMENDATION

3. Burrard Street Viaduct

The City Engineer reports as follows:

"The present Burrard Street Viaduct, located at the north end of Burrard Street, carries vehicular traffic over the CP Rail tracks. It was built by the C.P. Railroad as a private structure and it needs to be replaced as soon as possible because of its deteriorated condition. C.P. Rail intends to replace it with a reduced width and changed alignment to meet the sole needs of C.P. Road Transport.

Because this structure forms an integral part of the access to the proposed Pier B.C. Trade and Convention Centre, it is essential that it be designed to serve the needs of the Centre as well as C.P. Transport. Because the proposed Trade and Convention Centre will serve the public, we feel that the additional costs to replace the existing structure with one of the same width and alignment could be funded from other sources. We have discussed this matter with officials of the C.P. Railway who agree with our concerns and would be happy to replace the structure as we propose, provided the additional funds can be found. They also point out the urgency of replacing the bridge because of the deterioration.

The Federal-Provincial Urban Transportation Assistance Program (UTAP), which came into force in 1979, may provide another source of funds for this work. However, the City must apply for a contribution and, if granted, would be subject to an agreement between the City and the Government of Canada.

I recommend that:

- (a) The City Engineer be authorized to negotiate with C.P. Rail to ensure that the new Burrard Viaduct meets the needs of the Trade & Convention Centre.
- (b) The City Engineer be authorized to apply for UTAP funding towards the cost of building the Burrard Street Viaduct."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Local Improvement - Special Relief Lane South of 28th Avenue, Ross to Inverness Streets

The City Engineer reports as follows:

"On June 14, 1979, Council sat as a Court of Revision and as Council to consider a number of Local Improvements 'by Petition' including:

Lane Paving, Lane South of 28th Avenue, Ross to Inverness Street (108/456).

The petitioner, Mr. O.P. Davey, appeared with respect to this project and requested that the property owners be charged the 'OLD RATE' since the petition was filed prior to August 1, 1978.

The project was approved 'subject to a report from the City Engineer permitting special relief of the present cost sharing rate and granting the previous rate.'

Background

On May 16, 1978, City Council adopted a recommendation that:

- (a) On Local Improvements for lane paving, residential property owners pay for the full width of asphaltic pavement instead of for only 14 feet;
- (b) The charge not apply to projects 'by Petition' where the petitions are filed with the City Clerk, sufficiently signed, before August 1, 1978.

MANAGER'S REPORT, JULY 6, 1979 (WORKS: A1 - 3)

Clause No. 4 cont'd:

The foregoing project meets the above requirements. It was filed sufficiently signed prior to August 1, 1978, lacking only a death certificate validation which was subsequently provided. These property owners therefore are entitled to receive the 'OLD RATE'. This then is a request for SPECIAL RELIEF under Section 67 of the Local Improvement By-law and requires an affirmative vote of two-thirds of the members of Council.

Recommendation

I recommend that special relief be given on Item 108, Court of Revision Schedule No. 456 so that the basis of calculating the property owners' rate will be the one prior to August 1, 1978."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

NOTE: 2/3 affirmative vote of all members required.

FOR COUNCIL ACTION SEE PAGE(S) 520

MANAGER'S REPORT, July 6, 1979 (SOCIAL: A-2 - 1)

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Hildon Hotel, 50 West Cordova Street

The City Manager reports as follows:

The attached letter from Mr. Morris, operator of the Hildon Hotel, is an appeal to Council against the order of the Acting City Medical Health Officer to vacate the Hotel by June 30th, 1979.

The matter was last considered by the Community Services Committee of Council on May 31st, 1979 as shown in Appendix "B". Some members of Council also toured the Hildon Hotel on June 22nd, 1979.

I am informed by the Health Department that 45 tenants remain in the 145 room Hotel, that Mr. Morris told them not to leave as he would "complete the work by June 30th". He refused to allow the Red Door Rental Aid into the building to assist in relocation.

Over the past many months, the Health Inspectors have not been able to get Mr. Morris to make the required repairs. In the last month, there has been substantial progress. Even at the present rate of work, it will still be many weeks before health standards are met. In addition, the hotel fails to meet certain fire requirements.

The Acting City Medical Health Officer can not re-issue an operating permit at the present time, and is considering legal action to vacate the building.

Concerning the appeal from Mr. Morris, the City Manager submits for Council's CONSIDERATION, whether or not they wish to defer for some definite period, legal action to vacate the building.

Manager's Report, July 6, 1979 (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

INFORMATION

1. 2705 Point Grey Road
Development Permit Application No. 84112

The Director of Planning reports as follows:

"This Development Permit Application is being referred to Council for information, in accordance with Council's resolution of May 24, 1977, which states that all Development Permit Applications in the designated priority areas on the north side of Point Grey Road are to be brought to the attention of Council.

Development Permit Application No. 84112 has been filed by Mr. Dan White, Architect, on behalf of Mr. C. N. Woodward, to construct a 5.944 m x 11.277 m/5.791 m (19'6" x 37'/19') accessory building (double garage) in the front yard of the existing one family dwelling in this RT-2 District.

The proposed development is a conditional use in the RT-2 District Schedule and will maintain a 6.096 m (20'0") front (south) yard and a nil westerly sideyard.

The Director of Planning is prepared to approve Development Permit Application No. 84112, but before issuing it, is referring it to City Council for information, in accordance with Council's resolution of May 24, 1977."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

RECOMMENDATION

2. Rezoning Application - 3551 Kingsway

The Director of Planning reports as follows:

"An application has been received from Mr. and Mrs. K.E. Whittaker requesting an amendment to Zoning and Development By-law No. 3575 whereby the property at 3551 Kingsway (Lots 4, 5 and 6 except that portion of each of said lots now Kingsway, see ref. pl. 2447, Blk. 3, D.L. 36 and 49, Plan 4317) would be rezoned from RT-2 Two-Family Dwelling District to C-2 Commercial District for the purpose of:

'development for general business purposes'.

SITE DESCRIPTION

The site is comprised of 3 lots on the north side of Kingsway, approximately 30 m (100 ft.) east of Aberdeen Street. The 3 lots of equal width have a combined frontage along Kingsway of 30.468 m (99.96 ft.) and vary in depth from 27.624 m (90.63 ft.) on the west to 25.439 m (83.46 ft.) on the east, producing a total site area of 809.195 m² (8,701.02 sq. ft.). (See Appendix A Map).

The site slopes downward significantly to the north from Kingsway and adjoins a 6.096 m (20 ft.) lane on the east and an irregular lane on the north, providing vehicular access to Kingsway and Aberdeen Street respectively. A one storey plus basement one-family dwelling is located on the westerly 2 lots (Lots 4 and 5) and appears to be well maintained. Substantial landscaping exists throughout the site, particularly along the east and north perimeters.

Clause 2 continued

Immediately to the west of the site are 3 similar lots zoned RT-2 Two-Family Dwelling District. Lots 2 and 3 are developed with 1 one-family dwelling (3545 Kingsway) which also accommodates a legal, non-conforming retail use (pet bird sanctuary). Lot 1 (5698 Aberdeen Street) is developed with a one storey plus basement one-family dwelling. (A basement dwelling unit had previously existed in these premises, with approval expiring in 1977. The basement was vacant at last inspection.)

To the east of the site, across the lane, the lands are zoned CD-1 Comprehensive Development District (Lot 26) and developed with a 48-unit, 2 storey senior citizens' apartment building. These lands were rezoned from C-2 Commercial District in April 1970. A report was adopted by Council in 1964 recommending that this City-owned property not be sold as C-2 'as the commercial zoning for retail and offices should be retained generally between Joyce, Tyne, School and the lane lying north of Kingsway.' An interest to develop Lot 26 for seniors' housing was apparent at that time.

Lands to the north of the site across the east-west lane, which were also City-owned in 1964, are zoned RS-1 One-Family Dwelling and were principally developed during 1968 with single family dwellings.

Lands immediately to the south of the site across Kingsway and generally along both sides of Kingsway are zoned C-2 Commercial District and developed with a variety of commercial uses, many of which are automobile oriented. In addition to several parcels of land zoned CD-1 along Kingsway, various lands are zoned RT-2 Two-Family Dwelling District, including the site, the adjoining 3 lots to the west and the fronting portion of lands across Kingsway to the southwest. In 1942, the City rezoned various commercial pockets to residential along Kingsway, Main Street, Fraser Street and Victoria Drive. Many of these RT-2 areas remain commercial in character as non-conforming uses.

The significant parcels of land to the southwest of the site, across Kingsway, are zoned RT-2 to a depth of 38.100 m (125 ft.) and are generally underdeveloped with older (legal, non-conforming) tourist courts, trailer courts, trailer parks and group houses. A major rezoning application to develop these lands was withdrawn late in 1978 but has recently been re-submitted.

BACKGROUND

In 1977 four significant parcels of land in the eastern Kingsway vicinity, including the lands to the southwest of the site across Kingsway, were before the Planning Department in the form of comprehensive development rezoning applications. As a consequence, on January 10th, 1978, Council established a Task Force to review the function of Kingsway and adjoining lands and recommend policies for future development of Kingsway.

The recommendations of the Kingsway Task Force were adopted by Council on October 17th, 1978 and included the consideration of a Local Area Planning Program and specific guidelines for the four sites under consideration for rezoning. In the October 17th report there were also significant policies to be followed until such time as a Local Area Planning Program can be implemented in the area. The major policy statements affecting commercial development were as follows:

'Policies

- (a) The maximum scale of commercial development along Kingsway should not exceed the requirements set out in the C-2 Commercial District Schedule....

Clause 2 continued

- (e) The Joyce Commercial Centre on Kingsway should be enhanced by concentrating pedestrian-oriented retail activities in the commercial core between Joyce and Tyne Streets. A secondary pedestrian-oriented retailing focus should also be accommodated along Kingsway between Lincoln and Boundary Road. General business* activities should be encouraged to locate along Kingsway, except in the commercial core areas noted above....

*General business areas are characterized by a mixture of scattered and sometimes isolated, retail, service, office and general commercial uses strung out in linear fashion along the City's major arterial streets. General business uses tend to be auto-oriented, characterized by single-purpose trips, and draw customers from the Metropolitan area not from the surrounding residential areas. (Refer to Suburban Commercial Study, December 1971, Pages 9 & 10.) They include activities such as: motels; restaurants; auto repair shops; service stations; medical-dental; building, plumbing and household supply stores; interior decorating; funeral parlours etc.'

ANALYSIS

Four alternatives have been identified and examined in terms of seeking an appropriate response to the present rezoning application. There are both advantages and disadvantages to each as outlined below:

Alternative 1 - Retain Existing RT-2 Zoning

Under the existing RT-2 Two-Family District zoning, a minimum site area of 445.935 m² (4,800 sq. ft.) is required to develop a one- or two-family dwelling. For a two-family dwelling the Director of Planning may only relax this minimum site area requirement to 353.032 m² (3800 sq. ft.), but for a single-family dwelling the Director may permit development on any lot on record in the Land Registry Office. Therefore consideration could be given to the development of each of the three lots comprising the site (the largest being less than 278.709 m² (3000 sq. ft. in area) with a single-family dwelling. The design of any new dwelling would require the approval of the Director of Planning as well.

Retention of the existing residential zoning on the site would appear to be worthy of consideration insofar as the lands to the east, north and west are residentially zoned and developed. The regulations and design requirements under the existing RT-2 would provide for adequate compatibility between the existing and possible new residential development.

Alternative 2 - Rezone to C-2 Commercial District

Introduction of a commercial zoning and uses onto the site could result in some significant impacts on the adjoining residential lands. These potential impacts related to use would be largely dependent upon the specific performance characteristics of the particular commercial use(s) which might be developed.

While this 'pocket' of residentially zoned land (including the six RT-2 zoned lots and the CD-1 to the east) may be seen as somewhat of an isolated zoning situation in this area - the majority of lands along Kingsway being zoned C-2 Commercial District - there is at present a lack of evidence to suggest that there is a significant need for additional commercially zoned lands in this vicinity. Many of the C-2 properties in

Clause 2 continued

this area and elsewhere along Kingsway are underdeveloped and accommodate marginal commercial uses, indicating a fairly weak commercial market. At the same time, there is a strong desire on the part of property owners and businessmen to upgrade and alter the character of the area towards creating a stronger commercial market. This is evidenced by the significant developments which are likely to be pursued in this area. It is anticipated that the introduction of new motels and auto-oriented general businesses outside of the Joyce commercial core would lead to commercial vitality.

While a rezoning to C-2 may be consistent with the other C-2 zones along Kingsway, the wide range of uses permitted is not in accordance with the Kingsway Task Force recommendations. The personal service uses which are a major component of the C-2 District Schedule are felt to be inappropriate outside of the Joyce commercial centre. As well, the possible physical form of development would also not respond to the unusual site characteristics.

The C-2 District Schedule presently applies to a great variety of properties throughout the City predominantly along major arterials. These properties differ significantly in site size, configuration and topography, yet the regulations of this schedule, while appropriate to a 'normal' site, do not account for the diversity of site characteristics. This situation is common to many of the zoning district schedules including the RS-1 District Schedule.

The particular site slopes down significantly to the lane on the north and affords substantial panoramic views of the north shore mountains. This topography coupled with the height and rear yard requirements of the C-2 District Schedule can produce a very detrimental relationship in terms of the form of development and the single-family development to the north. An example of over-shadowing, overview and architectural domination as a consequence of recent development under C-2 in a similar situation, is apparent three blocks to the east at the northwest corner of Kingsway and Boundary Road (this site having been rezoned from M-1 Industrial District to C-2 Commercial District in September 1977). The Kingsway Task Force Technical Report, April 1978, stated 'the residential/commercial developments on the Kingsway ridge are resulting in unattractive, long, boxy forms on the skyline'.

Alternative 3 - Rezoning to a new 'general business' commercial district.

The site in question lies within the study area of the Kingsway Task Force. One of the recommendations of this Task Force, adopted by Council, dealt with strengthening of the commercial core between Joyce and Tyne Streets and encouraging general business uses outside of the core area. The site falls within the area to the east of the commercial core and is within one of 2 areas where general business uses are to be encouraged. (See Appendix B Map - the policies illustrated on this map were formally adopted by Council, for Kingsway East area on October 17th, 1978.)

As correctly noted in the Kingsway Task Force Report, 'the existing commercial zoning schedules, such as C-2 or C-3A Commercial Districts, do not provide an adequate differentiation of functions to ensure this appropriate pattern of commercial activities relative to Metrotown.' In order to ensure that the commercial areas along Kingsway are developed in accordance with the approved recommendations of the Kingsway Task Force, the existing C-2 zoning would have to be replaced with at least two new commercial schedules - one for the core area and one for the adjoining

Clause 2 continued

'general business' areas. The development of appropriate commercial schedules or an extensive comprehensive development district would demand significant staff resources to develop suitable uses and regulations which respond to the varying site characteristics within the entire Kingsway Task Force Study area.

Alternative 4 - Rezone to CD-1 Comprehensive Development District

The three lots comprising the site and possibly the three lots to the west might all be rezoned to a CD-1 Comprehensive Development District with the CD-1 By-law containing appropriate regulations to ensure that both the uses and form of development which may be permitted are suitable to both Kingsway and the adjoining residential community and in line with the policies and recommendations of the Kingsway Task Force.

The uses to be included in such a CD-1 Comprehensive Development District would include those defined in the Kingsway Task Force Technical Report of April 1978 as general business - specialty outlets (e.g. hobby shops, furniture stores, second hand stores, real estate offices), auto-oriented outlets (e.g. service stations, drive-in restaurants, auto repair shops) and tourist accommodation (e.g. motels, motor courts). The overall design of any proposal under such a CD-1 must take account for (1) the need for commercial visibility and vehicular access related to Kingsway and (2) the design of development along the 'Kingsway Ridge' (north side of Kingsway) should provide a more attractive skyline and relate more compatibly with the adjoining single family neighbourhood to the north. This latter aspect may be accomplished with the provision of residential on the north side of any development.

Use of the CD-1 Comprehensive Development District as a land use and development control mechanism has proven very advantageous in terms of establishing particular regulations appropriate to unusual sites or land uses. However, while all CD-1 sites are indistinguishable by title (with the exception of the W.E.D., D.D. and F.C.C.D.D.), the more than 130 CD-1 Comprehensive Development District sites presently established are in many respects discrete, individual zones. This presents a complicated expression of development policy as well as an administrative burden for staff, as the functional number of 'zones' within the City includes the CD-1 sites in addition to the 33 other District Schedules - a total in excess of 160.

Beyond the sheer volume of 'zones' (which is increasing with every new rezoning to CD-1), the proliferation of unique CD-1's will make it increasingly difficult to simplify the City's land use controls in the future. Any attempt to consolidate the diverse multitude of CD-1 'zones' into a greatly reduced number of more traditional District Schedules will have to consider the implications of perhaps rendering many of the uses in CD-1 developments legally non-conforming.

SUMMARY

There is no evidence to suggest a public need for additional commercial space along Kingsway at this time, (which cannot already be provided within presently commercially zoned areas) although a large commercial and residential development is being contemplated for lands across Kingsway and has recently been submitted in the form of a rezoning application to CD-1. Should the demand escalate in the future, the Kingsway Task Force recommendations suggest that general business uses only be permitted so as not to compromise the planned core commercial area emerging to the west.

Clause 2 continued

There is presently no established District Schedule which will ensure that this objective is realized nor that future redevelopment of this site and other lots in similar situations will respond compatibly with the surrounding community. The apparent alternative is to continue the establishment of individual CD-1 'zones' as the need arises, noting that the proliferation of CD-1's and new zoning district schedules has some substantial administrative and long term land use control implications.

The other alternative which demands examination is to increase the discretionary provisions of the established District Schedules so that the 'coarse,' 'broad-brush' regulations may be adjusted in response to the diversity of site and locational characteristics of lands throughout the City. This approach would eventually evolve into a limited set of basic zoning districts with the capability of accommodating a variety of land uses under regulations appropriate to the particular site in question. Regulations would be established so as to ensure compatibility of use and form of development with that of the surrounding community. Such a system of land use control would better reflect and respond to the spectrum of land use, physical built-form, site characteristics and locational factors as apparent throughout the City. However, the development of an effective 'spectrum zoning' mechanism would require substantial analysis in its preparation and support through the decision-making process.

CONCLUSION

While the rezoning of the site to C-2 Commercial District cannot be supported for reasons of lack of demonstrated need, as well as use and form of development which may be possible under the C-2 District Schedule, it is recognized that a mixed commercial (general business) and residential development may be appropriate on this site and the remaining residentially zoned lands to the west which front onto Kingsway. In order to ensure that the particular uses and form of development permitted would be consistent with the Kingsway Task Force recommendations and compatible with the residential community to the north, a rezoning of the site to CD-1 Comprehensive Development District would be required. This alternative also has some liabilities but can be supported should Council not wish to retain the present RT-2 Two-Family Dwelling District zoning. Should Council wish to support a rezoning of the site to CD-1 it would be recommended that the three lots to the west also be considered for possible inclusion in this rezoning and that an amended application clearly state the range of uses and form of development contemplated so that appropriate development controls can be established.

RECOMMENDATION:

The Director of Planning recommends:

- A. That the rezoning application be NOT approved.
- B. That the applicant be informed that consideration would be given to an application to rezone the site and the three RT-2 lots to the west to CD-1 Comprehensive Development District which would include an acceptable detailed scheme of development in compliance with the recommendations of the Kingsway Task Force (as approved by Council on October 17th, 1978) and achieve a good relationship with the adjoining development."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

3. Riley Park N.I.P. - Hillcrest Park Fieldhouse

The Director of Planning reports as follows:

"On January 9, 1979 City Council approved the expenditure of up to \$26,844.00 from the Riley Park N.I.P. budget to be used for the rehabilitation of the Hillcrest Park Fieldhouse. The total cost of the project, with R.R.A.P. and Park Board portions, was estimated to be \$30,810.00.

Construction has not been undertaken to date because it was found that the cost of the project was underestimated. To complete the project an additional N.I.P. appropriation is required. The purpose of this report is to recommend this additional appropriation.

On May 7, 1979, five bids were received for the Hillcrest Park Fieldhouse Improvement Project. The currently estimated total cost is \$50,247.00, which represents the lowest of these bids. The extra cost comes about largely because of the unforeseen work needed to bring the fieldhouse up to a satisfactory standard while at the same time providing an adequate service to the park users. After the funding problem was identified, the Planning Department and the Park Board investigated alternative ways of implementing the project within the original budget. This has proven unsuccessful so that an additional funding commitment is necessary if the project is to proceed. The Park Board has agreed to pay \$13,409.00 of the extra costs. This leaves the balance of \$6,028.00 to be provided from Riley Park N.I.P.

The Director of Planning and the Riley Park Citizens' N.I.P. Planning Committee feel that this project should proceed with additional funding provided from the Riley Park N.I.P. Contingency Account.

On this basis, funding would be shared as follows:

Approved Riley Park N.I.P. funds	\$26,844.00
Approved R.R.A.P. Grant (to be used only for the portion of work which is for the renovation of caretaker suite)	\$ 2,500.00
Committed Park Board Funds	\$ 1,466.00
Extra Park Board funds (approved by Park Board, June 25, 1979)	\$13,409.00
Proposed N.I.P. funds (Riley Park Contingency Account #898/9416)	\$ 6,028.00
TOTAL PROJECT FUNDING	\$50,247.00

A purchase order will be issued to the low bidding contractor upon receiving confirmation that City Council has approved the proposed N.I.P. funds. The additional allocated Park Board funds are available in the 1979 Fieldhouse Renovations Supplementary Capital Account #642/2109.

The Director of Planning recommends that City Council approve the appropriation of up to \$6,028.00 from the Riley Park N.I.P. Contingency Budget Account #898/9416 to be used to augment the budget for rehabilitating the Hillcrest Park Fieldhouse. Costs to be shared as follows:

C.M.H.C.	(50% of Total)	\$3,014.00
Province of B.C.	(25% of Total)	\$1,507.00
City of Vancouver	(25% of Total)	\$1,507.00

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

Manager's Report, July 6, 1979 (BUILDING: A-4 - 8)

4. Development of City-owned Property at the N.W. Corner of Dunsmuir and Richards Street (Block 35)

The Director of Civic Buildings reports as follows:

"On October 5, 1978, City Council approved the concept of a Urban Park above a B. C. Hydro underground sub-station on Block 35, at the N. W. corner of Dunsmuir and Richards Streets.

On October 31, 1978, Council approved the appointment of Bruno Freschi as Architect, and appropriated funds for fees in the amount of \$44,000. for the Design Development, to be reported to Council in March 1979. This fee appropriation was based on a steady and continuous development of the design for a report to Council when the balance of fees required for working drawings would be reported.

In early January, 1979 B. C. Hydro raised a number of issues relating to the design of the park, cost sharing of the park support structure, and timing of the finalization of the sub-station design. It was thought all of these matters had been the subject of prior general agreement reached in many meetings throughout 1978 at which a B. C. Hydro representative was present, and that the actual completion of an agreement document would be a routine procedure. It became clear in early 1979 that the B. C. Hydro sub-station design had not kept pace with the City Park design and what was thought of as agreed principles of cost sharing of the support structure were not agreeable to B. C. Hydro.

This cost sharing of the Park support structure was a major issue which threatened the possibility for developing a suitable park within the stipulated maximum expenditure. This issue has now been resolved to the satisfaction of your officials, and will enable the agreement to be finalized. The past five months of protracted involvement by the City's consultants have exhausted the funds appropriated for a steady and continuous design process to end in March.

The Architects are now confident that an acceptable first phase of construction can be recommended within the limitations of funds set by Council, but it is estimated a further \$10,000 in fees is required to complete the Design Development and report to Council. Council set aside \$400,000 in the 1979 Supplementary Capital Budget as a first installment of the total funds required in 1981 and it is recommended that sufficient funds be made available from this source to complete the current assignments, when the total fee structure of the project will be reported to Council.

It is recommended that funds in the amount of \$10,000 be made available to complete the Design Development of the Urban Park from the funds provided in the 1979 Supplementary Capital Budget for this project."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Civic Buildings be approved.

5. Measures for Energy Conservation in Buildings

The Director of Permits and Licenses reports as follows:

"Council at its meeting May 15, 1979 referred to the Director of Permits and Licenses, the request of SPEC contained in their letter dated April 27th, 1979 which was that the City adopt the "Measures for Energy Conservation in New Buildings" as produced by the Associate Committee on the National Building Code which is one of the Associated Documents to the National Building Code.

The major implications of their request lies in its broadness of scope and our lack of full understanding of cost implications and the degree of applicability to existing buildings. This Department has made preliminary investigations and we have determined that with certain types of buildings (especially commercial) the savings in energy would be tremendous plus the increased comfort in the buildings.

Clause 5 continued

The new position of Mechanical Engineer which has recently been advertised for this Department should be filled hopefully, by the end of August. At that time the Department will be in a better position to prepare a more comprehensive report on staffing and inspection implications, as well as the implications of making this document law in the City, in particular, to existing buildings.

RECOMMENDATIONS

It is recommended that the Director of Permits and Licenses coordinate the following:

1. To set up a task group of interested experts (HUDAC, SPEC, BOMA, UDI, Professions, CMHC and staff) to evaluate maximum cost-effective priorities for enforcement of the measures to both new and older buildings; and
2. To circulate a questionnaire to various building owners, developers and managers for their feedback once suggested priorities have been established; and
3. Report back to Council by the end of February 1980 giving alternative recommendations where applicable.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 521

MANAGER'S REPORT, JULY 6, 1979 (CLAIMS: A5-1)

LICENSES AND CLAIMS MATTERS

INFORMATION

1. City Pound

A letter has been received from Peter Edward Hamilton, President of Animal Defence and Anti-Vivisection Society, requesting permission to appear before City Council regarding two matters concerning the City Pound (a copy of Mr. Hamilton's letter is attached).

The Director of Permits and Licenses reports as follows:

"The incident referred to in Item 1 of Mr. Hamilton's letter occurred on the weekend of June 2-3, 1979. A dog was picked up by the City Pound in the 5500 block Nanaimo Street on June 2. Although this dog was licensed, it was not wearing the license at the time of the impoundment.

The impoundment of the dog was registered in the Pound Register on Saturday, June 2. The owner of this dog, Mrs. Newell advises that she phoned the City Pound on Sunday morning between 9:00 and 10:00 a.m. and was informed that her dog was not at the Pound and that only three German Shepherds had been impounded the day before. Mrs. Newell phoned the Pound again that morning between 11:00 a.m. and 12:00 noon and this time was informed that her dog had been impounded the day before. The staff members on duty that day have been interviewed and do not recall receiving a telephone enquiry between 9:00 and 10:00 a.m. and since no German Shepherds had been impounded at all either that day or the day before, it is difficult to understand why this type of information would be conveyed to Mrs. Newell. It was unfortunate that the dog was not wearing its license (as required under the Pound By-law) because the Pound would have phoned Mrs. Newell and informed her on the Saturday that her animal had been impounded. I would also like to point out that the staff at the City Pound have, and are, instructed to notify persons phoning about their animals to come to the Pound in person to make sure their dog is not there because descriptions given by owners can be quite different from those listed in the Pound Registered.

The two puppies referred to in Item 2 of Mr. Hamilton's letter were impounded and were kept at the Pound for approximately two weeks, which was much longer than the normal retention period. However, since they were Pure Bred Sheep Dogs and since the former owner was attempting to locate someone to take the dogs, normal procedures were not followed. These two puppies were sold on June 11th to people who reside in the municipality of Surrey.

The evening that Mr. Hamilton attended the Pound was June 11th and the lady who accompanied him and went into the Pound saw two other dogs which were for sale and resembled the two Sheep Dog puppies. These two full grown dogs were sold to and picked up by the University of British Columbia on the morning of June 12th. In checking all records at the Pound, I am completely satisfied that the two puppies were sold to persons residing in Surrey."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 521

MANAGER'S REPORT, July 6, 1979 (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Bus Service to Granville Island

The City Engineer reports as follows:

"This report addresses a request by the Central Mortgage and Housing Corporation (CMHC) to B.C. Hydro to provide a bus service from the vicinity of Granville and Broadway to Granville Island.

BACKGROUND

Recently, the CMHC asked the City for advice on matters dealing with initiating a transit service from some location in the City, possibly Granville and Broadway, to Granville Island. Specifically, they enquired as to the availability of such a service, financial implications, and the possibility of any future expansion of such a service.

The matter of a transit service to Granville Island was discussed with the Greater Vancouver Regional District and the Urban Transit Authority, and was considered as a possible new bus route or an extension of an existing route. With the breakdown of the implementation date of a transit service agreement between the GVRD and the UTA, the matter of a service to Granville Island was passed onto B.C. Hydro.

B.C. Hydro reviewed the matter and, in view of the limited passenger potential and absence of transit funding, were not prepared to institute a regular transit service to Granville Island. However, B.C. Hydro were prepared to provide service on the basis of a fixed charge to the CMHC.

The Engineering Department has now been advised that B.C. Hydro and the CMHC have come to an agreement on a bus service to Granville Island. CMHC has also advised they would like this service to begin on July 12, 1979, coincidental with the opening of the Farmers' Market.

The purpose of this report is to review the request and make a recommendation regarding the proposed route.

PROPOSAL

The proposal shown in figure 1 is to route inbound service to Granville Island from Granville and Broadway via Broadway, Fir, Third Avenue and Anderson Street. Outbound service from Granville Island will be via Anderson, Third Avenue, Fir, Sixth Avenue and Granville. Existing stops on Granville, Broadway and Fir will be used, with additional stops necessary on Sixth Avenue at Granville to provide a transfer stop to and from the downtown, and on Fir at 4th Avenue to provide a transfer stop with the 4th Avenue service.

The proposed service will run as a regular transit service with fares collected and transfers issued. CMHC will also be subsidizing this service. The present schedule is for 7 days a week, 9 a.m. to 6 p.m., with a 20-minute frequency. If traffic conditions permit, the frequency may be increased to 15 minutes.

The pavement on the route has adequate strength for the proposed service and turning movements required have been studied and are acceptable.

RECOMMENDATIONS

In view of the fact transit will play a very important role in providing access to Granville Island, and until the matter of a permanent routing to Granville Island can be studied and agreed to after the GVRD and UTA agree on a transit service agreement, the City Engineer **recommends** that:

Continued

MANAGER'S REPORT, July 6, 1979 (FIRE: A-6 - 2)

Clause No. 1 Continued

A. The following streets be designated transit routes:

- Fir Street from Broadway to 5th Avenue, and from 4th to 3rd Avenues;
- 3rd and 6th Avenues from Fir to Granville Streets;
- Granville Street from 3rd Avenue to Anderson Street;
- Anderson Street from Granville Street to Granville Island.

B. Bus stops be established on:

- Eastbound 6th Avenue at Granville Street;
- Northbound Fir Street at 4th Avenue;
- Southbound Fir Street at 4th Avenue."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

2. Sidewalk Cafe - Frisby's Railcar Restaurant,
North Foot Carrall Street

The City Engineer reports as follows:

"A new application to operate a sidewalk cafe has been received from Frisby's Railcar Restaurant, North Foot Carrall Street.

The application has been considered and:

- the proposal is acceptable to the Health Department;
- the location is satisfactory from the Engineering Department standpoint as it is located at the end of a dead end street and, therefore, does not represent an obstruction to the pedestrian movement;
- the Supervisor of Properties has determined an appropriate rental rate for the use of City property.

The sidewalk cafe furniture consists of a portable wrought iron structure with wooden benches and is covered by a canopy which is a part of the design. This equipment was purchased by Frisby's from the Harp and Heather and has been previously approved by Council.

If approved, the Provincial Liquor Administration Branch will be so advised.

Accordingly, it is recommended that a licence agreement be executed with Frisby's Railcar Restaurant, with the City Engineer and the Director of Legal Services signing on behalf of the City of Vancouver.

Further, that the Provincial Liquor Administration Branch be advised that City Council has no objection to the sale of liquor at this sidewalk cafe."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 522

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) May 1979

The Director of Finance reports as follows:

"(a) Security Transactions during the month of May 1979.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF MAY 1979

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Chartered Bank Deposit Receipts and Government Notes						
May 1	Mercantile Bank of Canada	May 2/79	\$ 1,000,342.47	\$ 1,000,000.00	1	12.50
1	Bank of Nova Scotia	Sept.14/79	2,605,260.27	2,500,000.00	136	11.30
2	Canadian Imperial Bank of Commerce	May 3/79	970,160.21	969,848.00	1	11.75
2	Royal Bank of Canada	May 8/79	980,782.64	978,972.21	6	11.25
2	Royal Bank of Canada	Sept.14/79	2,083,293.15	2,000,000.00	135	11.26
3	Canadian Imperial Bank of Commerce	May 4/79	968,809.67	968,478.00	1	12.50
3	Bank of Nova Scotia	Oct. 15/79	1,050,765.75	1,000,000.00	165	11.23
4	(Banque Canadienne) (Nationale) (Mercantile Bank of Canada) (Province of Ontario) (Treasury Bills)	May 7/79	2,001,808.22	2,000,000.00	3	11.00
7	Bank of Nova Scotia	Sept.14/79	1,560,369.86	1,500,000.00	130	11.30
7	Mercantile Bank of Canada	May 10/79	500,000.00	499,485.00	3	12.50
7	Bank of British Columbia	May 8/79	2,500,804.79	2,500,000.00	1	11.75
8	Bank of British Columbia	May 31/79	1,000,000.00	992,867.70	23	11.40
8	Bank of British Columbia	Sept.19/79	2,083,850.96	2,000,000.00	134	11.42
11	Canadian Imperial Bank of Commerce	Sept.14/79	519,590.41	500,000.00	126	11.35
15	Bank of British Columbia	Oct. 1/79	2,086,675.07	2,000,000.00	139	11.38
15	Bank of Nova Scotia	Oct. 15/79	2,095,069.59	2,000,000.00	153	11.34
17	Canadian Imperial Bank of Commerce	Oct. 15/79	1,046,541.10	1,000,000.00	151	11.25
18	Bank of Montreal	May 31/79	501,602.74	500,000.00	13	9.00
23	Bank of Montreal	Oct. 15/79	1,042,575.34	997,784.20	145	11.30
23	Vancouver City Savings Credit Union	Aug. 15/79	1,026,120.55	1,000,000.00	84	11.35
28	Bank of British Columbia	May 29/79	750,246.58	750,000.00	1	12.00
			28,374,669.37	27,657,435.11		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
Debentures							
May 28	City of Vancouver 8.00%	Apr. 2/93	\$ 7,000.00	84.15	\$ 5,890.50	13/11	10.15
30	City of Vancouver 6.25%	Apr. 15/80	3,000.00	96.60	2,898.00	-/11	10.40
30	City of Vancouver 10.00%	Dec. 16/94	15,000.00	98.45	14,767.50	15/5	10.20
			25,000.00		23,556.00		

Clause No. 1 cont'd:

Chartered Bank Deposit Receipts and Government Notes						Days	
May 1	Bank of British Columbia	May 31/79	1,600,000.00	1,585,211.92	30	11.35	
31	Vancouver City Savings Credit Union	June 26/79	1,612,650.96	1,600,000.00	26	11.10	
31	Bank of Montreal	Oct. 1/79	4,774,080.38	4,600,000.00	123	11.23	
31	Bank of British Columbia	Dec. 3/79	2,114,147.95	2,000,000.00	186	11.20	
			10,100,879.29	9,785,211.92			
			10,125,879.29	9,808,767.92			

3. CEMETERY CARE FUND TRANSACTIONS (PURCHASES)

Debentures						Yrs/Mos.	
May 8	City of Vancouver 9.25%	Sept. 1/88	5,000.00	94.92	4,746.00	9/5	10.10

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT MAY 31, 1979

Type of Security	Par or Maturity Value	Cash or Book Value
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	\$ 59,605,569.46	\$ 56,997,784.20"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

INFORMATION

2. Community Music School - Scholarships

The Director of Social Planning reports:

"Council, on March 6, 1979, when considering the Finance Committee's report on Cultural Grant requests, approved the following recommendation:

"H. THAT the City Manager report back on scholarships for children who cannot afford lessons at the Community Music School."

In the 1978-79 school year a total of \$22,720 was allocated for scholarships for 105 children by the Community Music School. Through the Scholarship and Bursary Committee of the Community Music School Society, these scholarships are made available to children in response to applications from the parents who are able to demonstrate a need for financial assistance."

The City Manager submits the foregoing report for INFORMATION.

MANAGER'S REPORT, JULY 6, 1979 (FINANCE: A7-3)

RECOMMENDATION

3. Acoustics in Council Chamber

The City Manager reports as follows:

On May 30, 1978, Council considered a report from the City Clerk in which he advised that some members of the public sitting under the balcony have problems hearing the Council proceedings.

The City Engineer advised that improving the sound under the balcony would cost an estimated \$5,500, including some preliminary studies. Council did not approve that expenditure.

Complaints continue to be received from aldermen and some members of the public, and the City Engineer has again looked into the problem. The solution is not a simple one of using existing microphones to feed some loudspeakers. Due to reverberations in the chamber and the many possible feedback paths, such a system would tend to squeal.

The City Engineer recommends that a consultant be hired to measure the characteristics of the chamber and to design and cost out a sound system that would overcome the deficiencies and reverberation problems.

This would provide Council with a reference document that will be useful whether or not the improvements are proceeded with this year.

The City Manager RECOMMENDS that Council authorize an acoustic consultant study, at a cost not to exceed \$1,800 to be charged to Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S) 522

PROPERTY MATTERS

RECOMMENDATION

1. Cancellation and Lease of
1830 and 1836 West 5th Avenue

The Supervisor of Properties reports as follows:

"1830 and 1836 West 5th Avenue are part of the office and show room building purchased in 1973 for the Arbutus-Burrard Connector. This property is legally described as Lots 7, 8, 9, South 40 feet of Lot 10; Lot "A" (Explanatory Plan 5233); Lots 14 and 15 except that portion of each of said Lots shown and described as the Right-of-Way of the Vancouver and Lulu Island Railway Company on Plan and description contained in Absolute Fees Parcels Book, Vol. 14, Folio 799, No. 16187C, Block 267, D.L. 526, Plan 590.

City Council on April 10, 1979, approved a four year lease of 680.49 m² (7,325 sq.ft.) in this building to Interior Designers Institute effective April 1, 1979, at a monthly rental of \$2,485.

The Interior Designers Institute have not signed the new lease and have asked that the lease proposal be cancelled and they be released from all commitments made to the City.

The Institute originally had intended to act as head lessee to five sub-lessees. However, they were not able to successfully negotiate monthly rentals with their sub-lessees.

The Properties Office has now entered into month-to-month tenancies with the five former sub-lessees and the Interior Designers Institute at a total monthly rental of \$2,675 - an increase of \$190 per month. The Interior Designers Institute are in arrears in the amount of \$135 by reason of not collecting the rent on all of the space.

Under the circumstances, it is recommended that:

- 1. The Interior Designers Institute be released from their lease commitments with the City effective June 1, 1979, and the outstanding portion of April rent in the amount of \$135 be waived.
- 2. The Supervisor of Properties be authorized to lease direct to the former sub-tenants of the Interior Designers Institute."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Mt. Pleasant N.I.P. - Kivan Lease

The Supervisor of Properties and Director of Planning report as follows:

"I. INTRODUCTION

On September 28, 1976, City Council approved the Mt. Pleasant N.I.P. Concept Plan which included the following proposal:

'Provide for the funds (maximum \$250,000) for the reconstruction of Kivan Boys and Girls Club at its present location, namely S. E. corner of 12th Avenue and St. Catherines Street.'

MANAGER'S REPORT, JULY 6, 1979 (PROPERTIES: A9 - 2).

Clause No. 2 cont'd:

After a good deal of debate, on May 2, 1978, City Council determined that the new facility should be on an alternative site adjacent to Robson Park. Subsequently, on June 13, 1978, Council approved the purchase of such land (Lot G and Parcel 2 of Lot E, S.E. Ptn. of Block 129; Lot 7 ex. Parcel A and B and A and B of Lot 7, Block 132; all in D.L. 264A, Plans 2797, 923, and 1771) and construction of the clubhouse is now proceeding on this site.

The original Concept Report had recommended that lease negotiations with the Kivan Club (sponsored by the Greater Vancouver Boys and Girls Club, who are responsible for Kivan) be renewed on the 12th Avenue and St. Catherines Site.

Discussions have been held with representatives of the Greater Vancouver Boys and Girls Clubs regarding a lease on the new premises.

II. PROPOSED LEASE PROVISIONS

The following terms have been agreed to by the Executive Director of the Greater Vancouver Boys and Girls Clubs:

- (a) Term of 20 years, commencing August 1, 1979
- (b) A nominal rental of \$10 per year, with the 20 years rental prepaid
- (c) The Greater Vancouver Boys and Girls Clubs to provide social, recreational, cultural, or educational services at nominal or no cost to the general neighbourhood population.
- (d) The Society to be responsible for all maintenance, repairs, utilities and insurance

The Supervisor of Properties and Director of Planning recommend that the Director of Legal Services be instructed to prepare a lease to the Greater Vancouver Boys and Girls Clubs reflecting the terms set out in this report and such other terms and conditions as he deems necessary to protect the City's interests."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties and Director of Planning be approved.

3. Champlain Heights - Enclave 2 Subdivision

The Champlain Heights Project Manager, Director of Legal Services and City Engineer report as follows:

"On October 17, 1978, Council approved the subdivision of Enclave 2 (Lot 11, D.L. 335) into two parcels to allow for separate financing and staging of this development and also approved the leasing of the site to Boundary Development Co. Ltd. Detailed subdivision plans have now been finalized and as a consequence of the proposal, easements are required over the proposed southern lot for the benefit of the proposed northern lot for utility and access purposes.

In order that this subdivision be finalized, it is requested that Council authorize the Director of Legal Services and City Engineer to enter into the appropriate easement agreements.

MANAGER'S REPORT, JULY 6, 1979 (PROPERTIES: A9 - 3)

Clause No. 3 cont'd:

It is therefore recommended that the Director of Legal Services and City Engineer be authorized to enter into the required easement agreements for Enclave 2, Champlain Heights."

The City Manager RECOMMENDS that the foregoing recommendation of the Champlain Heights Project Manager, Director of Legal Services and City Engineer be approved.

4. Renewal of Leases - South Kent Avenue between Fraser and Chester Streets and Chester and Ross Streets

The Supervisor of Properties reports as follows:

"The portion of South Kent Avenue from Fraser Street to Ross Street has not been opened and has been leased. The portion of South Kent Avenue between Chester and Ross Streets is leased to Weldwood of Canada Limited and the portion between Fraser and Chester Streets is leased to its subsidiary Company, Weldwood of Canada Sales Limited.

The two leases expired on April 9, 1979 and the lessees made application to renew their leases for a further 10 year term. The City Engineer has advised that he would have no objections to the two leases being renewed for 10 years on the same terms and conditions as the existing leases. These leased portions of street were dedicated by the lessees and the previous rentals were nominal at \$1.00 per annum and \$10.00 for the term, for each respective lease.

Following negotiations, the lessees have agreed to lease the portions of street for a further term of 10 years from April 10, 1979 for a total rental of \$18,358.00 per annum including taxes, the rental to be subject to review every 2½ years.

It is recommended that the Director of Legal Services be authorized to prepare leases to Weldwood of Canada Limited and Weldwood of Canada Sales Limited for portions of South Kent Avenue on the general terms and conditions set out in this report and other terms agreed to in negotiations subject to the leases being drawn to the satisfaction of the Director of Legal Services, City Engineer and Supervisor of Properties and execution of the leases."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties, be approved.

5. Sale of Various Properties

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following-described properties on June 4, 1979, and were opened in public at 9:30 a.m. Tuesday, June 25, 1979.

Recommended that the following offers to purchase, being in each case the highest offer received and representative of current market values, be accepted and approved under the terms and conditions set down by Council.

MANAGER'S REPORT, JULY 6, 1979 (PROPERTIES: A9 - 4)

Clause No. 5 cont'd:

- (i) Sub. 4, Block 43, D.L. 139, Plan 17547
N/S 21st Avenue, West of Crown Street - R.S. 1

<u>Lot</u>	<u>Purchaser</u>	<u>Approx. Size</u>	<u>Sale Price</u>	<u>Terms</u>
B	Kan, F.K.K.	11.58m x 37.18m	\$61,500	City terms @ 13%
C	Kan, Helen W.W.	12.19m x 37.18m	\$63,725	City terms @ 13%

- (ii) Sub. 1 and 2, Block 42, D.L. 139, Plan 17547
S/S 21st Avenue, West of Crown Street - R.S. 1

A	Colton, C.A. & Colton, A.C.	11.89m x 37.19m	\$65,251	Cash
B	Bauly Enterprise	11.74m x 37.19m	\$60,500	City terms @ 13%
C	Bauly Enterprise	11.74m x 37.19m	\$60,500	City Terms @ 13%
D	Mi Mo Holdings Ltd.	11.74m x 37.19m	\$60,400	City terms @ 13%
E	Blackmore Construc- tion Co. Ltd.	11.74m x 37.19m	\$60,960	Cash

SUBJECT TO A PUBLIC UTILITY EASEMENT IN FAVOUR OF THE CITY.

F,G & H	Wenzel Enterprises Ltd.	11.74m x 31.19m each	\$184,683	City terms @ 13%
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SUBJECT TO A PUBLIC UTILITY EASEMENT IN FAVOUR OF THE CITY
OVER LOT H.

<u>Lot</u>	<u>Purchaser</u>	<u>Approx. Size</u>	<u>Sale Price</u>	<u>Terms</u>
I & J	Cecil Morton Homes Ltd.	14.17m x 31.19m) 16.52m x 37.19m)	\$130,000	City terms @ 13%

SUBJECT TO A PUBLIC UTILITY EASEMENT IN FAVOUR OF THE CITY OVER EACH LOT.

LOTS A TO J INCLUSIVE ALL SUBJECT TO A BULKHEAD AGREEMENT IN FAVOUR OF THE CITY AS LOTS ARE BELOW LANE LEVEL.

Clause No. 5 cont'd:

(iii) Block 62, D.L. 181, Plan 192
S/S Cordova Street, East of Campbell Avenue
Zoned: M-2 (Industrial)

8 to	Alex Gair & Sons	22.86m x 37.2m	\$120,000	City terms
10	Ltd.			@ 13%

Lots are to be consolidated to form one site. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties, be approved.

6. Lease of City-owned Land, situated
W/S of Hudson Street, south of
Vancouver and Lulu Island Railway
Right of Way

The Supervisor of Properties reports as follows:

"Parcel 1 of Parcel M, D.L. 318, is leased to Canadian Forest Products Ltd. until December 31, 1981, at a rent of \$5,520 per annum plus taxes as if levied. It is bare land and utilized for parking and storage.

The Lessee has withheld payment of part 1978 taxes on the grounds that the amount billed was unrealistic.

For the years 1977 to 1979 the situation is as follows:

<u>Year</u>	<u>Assessed Value</u>	<u>Taxes</u>
1977	\$17,600	\$ 788.85
1978	\$37,320	\$3,632.35
1979	\$18,405	\$1,747.67

The proposed 1979 assessed value was \$37,320 but this was reduced to \$18,405 as a result of the Lessee's appeal. The Assessment Authority states that an error was made in the 1978 Assessment inasmuch as the land was assessed on the higher zoning basis (RS-1), whereas in fact the use was industrial.

In view of the foregoing, the Supervisor of Properties recommends that the 1978 taxes be amended accordingly and that the tax charge be reduced to \$1,791.36 for 1978.

The Lessee has agreed to this proposal."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Old Number 14 Firehall
2705 Cambridge Street

The Director of Civic Buildings reports as follows:

"The new No. 14 Firehall at 2804 Venables will be completed within several weeks, and the old No. 14 Firehall at 2705 Cambridge will be vacated. The funding approved by Council for the new firehall required that the residential property upon which the old hall now sits would be sold and credited to the overall costs.

MANAGER'S REPORT, JULY 6, 1979 (PROPERTIES: A9 - 6)

Clause No. 7 cont'd:

There have been several inquiries received about recycling the old building for some type of community use. Investigations on behalf of one proposal indicated that to renovate the building to acceptable operation and safety standards would cost in the area of \$150,000, making the proposal uneconomic. Since the property is more valuable without the old building, its demolition is recommended.

The net proceeds of demolition and property sale are to be credited to Account Code 345/1904 (Property Cost-Net).

The Director of Civic Buildings recommends that:

- A) Tenders be received and a contract awarded to demolish the Old No. 14 Firehall Building.
- B) The property be sold and the net proceeds credited to Account Code 345/1904."

The City Manager RECOMMENDS that the foregoing report of the Director of Civic Buildings be approved.

8. Protection to Mortgage Lenders on
Strata Lots in False Creek and
Champlain Heights

The Director of Legal Services reports as follows:

" By resolutions dated March 8, 1977 and October 31, 1978, respectively, Council authorized the entry into agreements with named Corporate mortgage lenders who hold leasehold mortgages on designated property owned by the City in False Creek and Champlain Heights. These agreements provide certain protection to these mortgage lenders such as giving notice of changes in the terms of leases, the status of the leases and defaults by the tenants. Requests have been made to enter into similar agreements with mortgage lenders who are not named in these resolutions. To avoid a proliferation of resolutions it would be advisable to have a general resolution authorizing the entry into such agreements with eligible mortgage lenders without specifically naming them nor describing the property.

It is recommended that where a Corporate mortgage lender authorized to carry on business in British Columbia holds a leasehold mortgage on any of the property owned by the City in False Creek or Champlain Heights Development areas and requests the City to enter into an agreement between the City, the lessee of the property and the mortgage lender to provide the following protection, namely,

1. The City to give the mortgage lender not less than seven(7) days prior notice of
 - a) the City's acceptance of a surrender of the lease;
 - b) any modifications or amendments to the lease;
2. Acknowledgment by the lessee that the lessee is in possession of the leased premises;
3. Acknowledgment by the City of receipt of notice from the mortgage lender of the leasehold mortgage;
4. A grant by the City to the mortgage lender of all rights, assurances, remedies and notices afforded by the terms of the lease to a mortgagee;
5. The City to give the mortgage lender upon not less than 30 days notice a statement in writing certifying as to such matters as, whether or not the lease has been modified, the date to which rent and other charges have been paid and whether or not the lessee is in default under the lease.

MANAGER'S REPORT, JULY 6, 1979 (PROPERTIES: A9 - 7)

Clause No. 8 cont'd:

The Director of Legal Services or in his absence, an Assistant Director is hereby authorized to enter into such agreements on behalf of the City in a form satisfactory to the Director of Legal Services and to execute the same on behalf of the City and affix the seal of the City to such agreements. "

The City Manager RECOMMENDS the foregoing report of the Director of Legal Services be adopted.

9. Rent Review - Howell McLean Motor Co. Ltd.,
Vacant Lots, Glen Drive

The Supervisor of Properties reports as follows:

"On April 30, 1974, Council approved the leasing of Lot 5, Block 48, D.L. 182 and Lots 1 to 6, Subdivision 48, Block FW₂, D.L. 182 to Howell McLean Motor Co. Ltd. effective from July 1st, 1974, to June 30th, 1984. Contained in the lease is a rental review clause effective on July 1st, 1979.

Following negotiations, Howell McLean Motor Co. Ltd. have agreed to an increase in annual rental from \$12,738.00 plus taxes to \$19,626.00 per year plus taxes.

The Supervisor of Properties recommends the acceptance of the new rental of \$19,626.00 plus taxes for the period of July 1st, 1979 to June 30th, 1984."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

INFORMATION

10. Englesea Lodge - 2046 Beach Avenue

The Supervisor of Properties reports as follows:

"Englesea Lodge was purchased in 1967 to complete the acquisition of public park along the English Bay waterfront, utilizing Parks funds (50%) and the Land Purchase Fund (50%) for a total of \$375,000. Council's approval to purchase stipulated that the City should operate the building as an apartment for 10 years or until the Land Purchase Fund was reimbursed. The Land Purchase Fund was reimbursed in 1975.

On April 3, 1979 Council considered the matter and was informed that if the building were to remain, then substantial costs (\$80,000) would be incurred to bring it up to Fire By-law standards. Further large sums would be required for other types of upgrading.

Council then adopted the following recommendation concerning the demolition of Englesea Lodge:

- 'A. That as suites become vacant, they be locked and not re-rented.
- B. That notices be sent to tenants before November 30, 1979, requesting them to quit by March 31, 1980, so that the building may be demolished thereafter.

MANAGER'S REPORT, JULY 6, 1979 (PROPERTIES: A9 - 8)

Clause No. 10 cont'd:

- C. That relocation assistance be provided to existing tenants as may be necessary; and
- D. That demolition be approved only after plans have been submitted by the Parks Board indicating details of re-development of this site (in accordance with the provisions of the Zoning and Development By-Law for demolition of residential rental accommodation).'

To assist Council when considering the Notice of Motion served by Alderman Kennedy respecting the demolition of this property, the following information is provided:

- (a) A letter dated May 9, 1979, from the Director of Civic Buildings together with a formal Termination Notice to Tenant (official forms provided by the office of the Rentalsman) (Addenda I and II) were hand delivered to each tenant of Englesea Lodge during the week of May 14, 1979. Copies of notices were forwarded to the Rentalsman and posted on bulletin boards in the building.
- (b) Four suites are vacant and locked. Two are expected to become vacant in July. 39 more suites are still to be vacated (excluding the caretaker's suite).
- (c) Approximately 8 tenants may require the offered relocation assistance. (Approximately 18 tenants are over 65 years of age.)
- (d) Approximately 49% of the present tenants have lived there less than 3 years (26% less than one year).
- (e) Schematic drawings for development permit purposes are being finalized by the Parks Board. It is anticipated they will be submitted to the Planning Department in the normal manner for approval, within the next two weeks.
- (f) The property has not yet been turned over to the care and custody of the Parks Board."

The City Manager submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S)

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B

MANAGER'S REPORT

June 27, 1979

TO: Vancouver City Council

SUBJECT: Group Home at 1606 East 15th Avenue

CLASSIFICATION: INFORMATION

The City Manager reports as follows:

On June 26 in Council, Alderman Rankin enquired about the status of the above home.

History

Twenty years ago, the house was a senior citizens' rest home. For the last 18 years it has been used as a foster home, originally by Catholic Charities, which was then taken over by the Vancouver Resources Board, and subsequently, by the Ministry of Human Resources.

For the last 9 years, it has operated with 5 small children and very competent foster parents.

Mr. Hunter of the Ministry of Human Resources has advised that the Ministry's needs have changed, and while it will continue as a foster home, they are converting it into a shorter-term residence for 5 teenagers, operating with another set of foster parents. They are taking office on July 1.

There is no change of ownership or of use which would require a new development permit.

Neighbourhood Protests

Mr. H. W. Carter, living in a neighbouring house, has been spearheading a protest against this change

- to the Ministry, the Attorney-General, the Premier, and MLAs.
- the Mayor, City staff and Police.

A petition of about 300 signatures has been collected.

On June 20, neighbours were invited to a meeting at which Mr. Hunter (Human Resources) explained the plans and discussed them with about 48 citizens. The majority were not happy.

Mr. Hunter is convinced that the fears expressed by the neighbours will be allayed once they have had a chance to meet the new foster parents and the teenagers. Invitations will be sent to groups of neighbours to visit the home under its new management.

The City Manager submits the above for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 523

MANAGER'S REPORTDATE June 21, 1979

TO: Vancouver City Council

SUBJECT: Complaint re 3737 West King Edward Avenue

CLASSIFICATION: INFORMATION

A petition dated May 30, 1979 and circulated to City Council members June 11, 1979 has been received respecting the use, noise, parking and conduct of the occupants of the above mentioned building.

The Director of Permits and Licenses reports as follows:

"The above property is situated in an RS-1 - One Family Dwelling District. As a result of complaints, inspection was made and it was found that the building was occupied as a multiple conversion dwelling. Charges were laid and convictions were obtained with the last case involving a continuing offence.

Following the last conviction, the owner removed the additional sinks and cooking facilities from both the basement and second floor, re-stored interior stairs and occupied the building as a one family dwelling. Since the last conviction, complaints have been received and inspections have again been made but there has been no evidence of any violations of the By-law. The records also show that several reports have been written to both the Mayor and several Aldermen, outlining the action taken by the Department.

On June 18, 1979, our Inspection Services reported that the building is occupied as a one family dwelling by five people unrelated by blood or marriage, in compliance with the Zoning and Development By-law. The Zoning and Development By-law defines family as follows:

"Family" means one or more individuals living as a household and in the case of persons unrelated by blood or marriage, shall not exceed three in number, but shall not include boarders, lodgers or foster or day-care children or groups or persons comprising a monastery, seminary, convent or similar religious group."

Further the Section 5 of the Zoning & Development By-law permits, in addition to a one family occupancy, two boarders or lodgers in each dwelling unit. Thus a one family dwelling can be legally occupied by five people unrelated by blood or marriage.

The payment of the fines totalling \$1,400.00 is still outstanding and I am advised by our Legal Department that action has been initiated to recover this money. Inspection, however, has shown that there is no violation of the By-law at this time and therefore, no further action may be taken by this Department."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's INFORMATION, and notes that frequently the problem is one of behaviour, rather than numbers of unrelated people living in a building. Overcrowding and noise problems also arise with families related by blood and marriage. Council members should recognize that the issue is difficult and an acceptable solution is unlikely. However, Council may wish to instruct the Directors of Planning and Permits and Licenses to investigate by-law revisions to limit the total number of unrelated persons and boarders in a single family dwelling.

FOR COUNCIL ACTION SEE PAGE(S) 524.
FOR COUNCIL ACTION SEE PAGE(S)

MANAGER'S REPORTDATE July 4, 1979

TO: Vancouver City Council

SUBJECT: Relocation of Firehall #22 - Marpole

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

PURPOSE

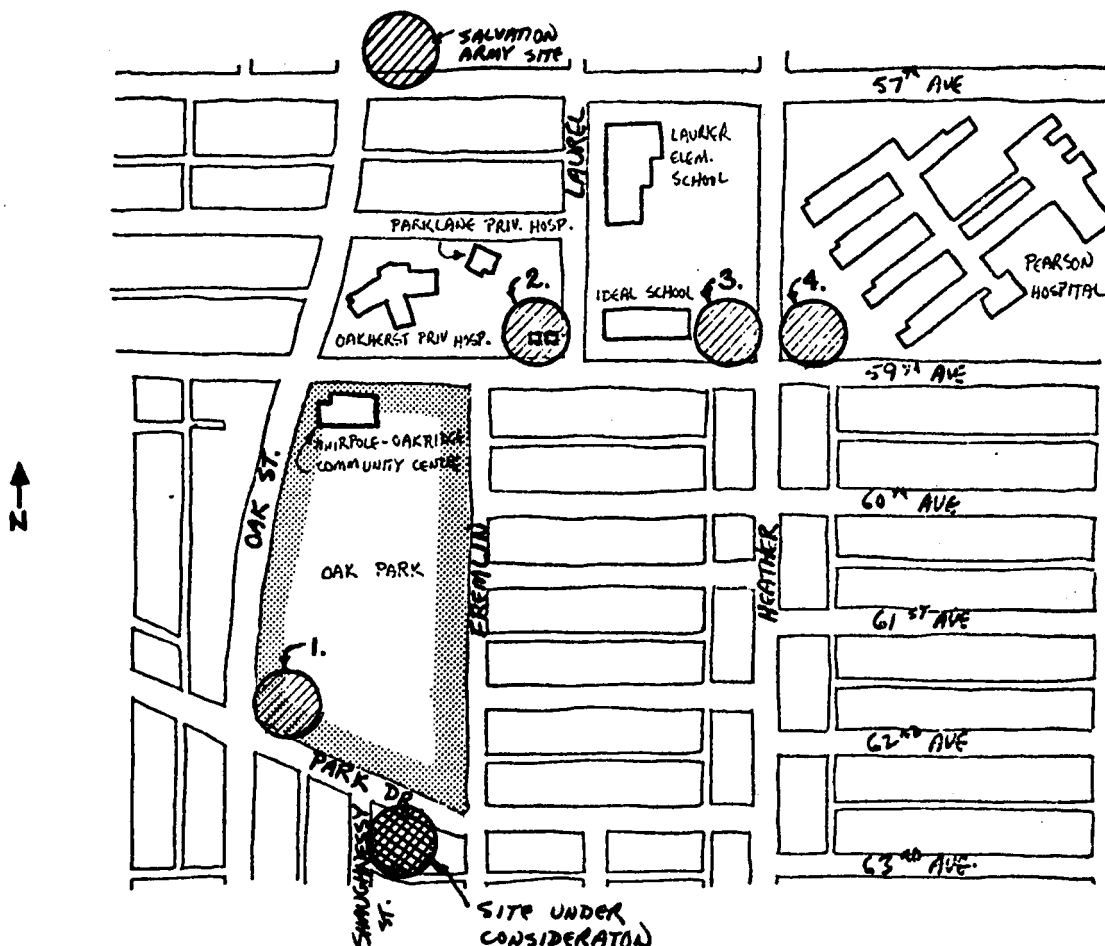
Council will be considering In-Camera later in the day, the details with respect to the proposed acquisition of three lots (Lots 1 - 3 of Lot 23, Block A, D.L. 319/323/324, Plan 6537) at the southeast corner of Park Drive and Shaughnessy Street for relocation of Firehall #22. The purpose of this report is to summarize the background and put forward a course of action for Council's consideration.

BACKGROUND

In 1976 a plebiscite for the 1977-1981 Capital Program, Public Works and Firehalls was passed by the electors. Council was given the authority to borrow the funds required to replace three firehalls, one of which was Firehall #22 in Marpole.

In 1978, with the establishment of the Marpole Planning Program, a site selection process was explored, involving establishment of site criteria, discussions with the Marpole Citizens Planning Committee, notification of the local community and a Public Information Meeting. Four sites were considered:

1. on Oak Park;
2. on property owned by the Oakherst and Park Lane Private Hospitals;
3. on the Laurier School grounds; and
4. on the Pearson Hospital grounds.



Staff recommended site 2, at 59th and Laurel. The Citizens Planning Committee recommended the park site. Neither the Parks Board, nor School Board, nor Provincial Government nor the owners of the private hospital wished to sell or negotiate with the City. On September 26, 1978 Council, after hearing several delegations, resolved not to act on the staff recommendation but to investigate two further sites, one being the Salvation Army property at 57th and Oak.

On December 14, 1978 Council received a report of the City Manager and Supervisor of Properties which suggested the Salvation Army would be prepared to sell but at substantial extra cost to the City. The report described the pros and cons of a number of alternate sites but recommended further discussion take place between the Park Board and School Board and if unsuccessful, to negotiate purchase of the private hospital site at 58th Avenue and Laurel. City Council resolved, however,

'THAT the purchase of property for the new site for Firehall #22 be on the basis of willing buyer-willing seller, with the Salvation Army property at 57th Avenue and Oak Street being considered as a first priority.'

CURRENT SITUATION

During the first six months in 1979 the Properties Division has followed up on Council's resolution. None of their attempts at negotiating a site have come to fruition until the City was approached by the owners of three single family properties across Park Drive from Oak Park, offering to sell. The site is a good one from a fire fighting service point of view, having easy access to Oak Street and being within the area allowing for a 3½ minute response time to the whole community. The drawback is that the site is surrounded on three sides by single family homes.

In processing a development permit application for this site, the above points of view would be considered.

It should be noted that a firehall is a conditional use in the RS-1 Schedule. The Director of Planning, in processing such a Development Permit Application would, in the normal way, invite the views of neighbouring property owners. The Director of Planning would also in controversial DPA's such as this, seek the advice of Council.

COURSE OF ACTION

Residents in the area around the proposed site have already expressed concerns with respect to locating a Firehall in this vicinity and note that they would be affected by any decision of City Council on this matter. In view of these concerns, Council may wish to hear delegations on the matter before making a decision on purchasing the proposed Park Drive and Shaughnessy Street site.

In view of the suitability of this site, the extensive search for a location and the clear need to replace this firehall, the City Manager RECOMMENDS approval of the Park Drive and Shaughnessy location. The City Manager further RECOMMENDS that Council hear delegations today from local residents on the question of location of the firehall, before considering the in-camera report on property negotiations.

FOR COUNCIL ACTION SEE PAGE(S) 524

MANAGER'S REPORTDATE July 6, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: 159 East Hastings Street - Balmoral Hotel

CLASSIFICATION: RECOMMENDATION

The Director of Permits & Licenses reports as follows:

"On June 12, 1979 City Council suspended for one month the Business License for the operation of the Public House at the above address based on police reports on activities in the beer parlour.

For some time past, upgrading and maintenance work has been necessary in the residential portion of the hotel. Some of this work has been done but there are several items of uncompleted work still outstanding and some further damage has occurred over the past sixty (60) days.

On July 4, 1979, our Inspector checked the building in company with the court appointed receiver of the property, a Mr. William Anaka of Lindfield Investments Ltd. who is aware of the deficiencies.

The Director of Permits and Licenses recommends that the present suspension of the Public House License be continued until all the necessary work in the residential portion of the Balmoral Hotel is completed to his satisfaction."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

524.
578
FOR COUNCIL ACTION SEE PAGE(S).....

MANAGER'S REPORT

F 577

DATE June 14, 1979.

TO: Vancouver City Council
SUBJECT: Tender No.35-79-1 - Landfill Compactor
CLASSIFICATION: RECOMMENDATION

The City Engineer and the Purchasing Agent report as follows:

"Tenders were opened on April 9, 1979 and referred to the City Engineer and Purchasing Agent for report.

A tabulation is on file in the Office of the Purchasing Agent.

Funds are provided in the Equipment Plant Replacement Account.

Seven bids were received from five suppliers. The bids can be broken down into two classes of machine, five bids in the 60 000 pound class and two bids in the 80 000 pound class. The purchase costs for the 60 000 pound machines range from \$180 041.00 (Bid No. 1) to \$223 732.00 (Bid No. 5) and the 80 000 pound machines are priced at \$262 118.00 and \$263 331.00 (Bids 6 & 7 respectively). The 80 000 pound machines exceed the requirements of our specifications but offer better value to the City than the 60 000 pound class of machine for the following reasons:

1. Cost of Operation

The 80 000 pound machine has a greater work capacity than is required at the City of Vancouver Landfill operation, resulting in a low duty cycle, that is, it will be working to its capacity for less time than the smaller machine. The effect of working a lower duty cycle will be:

- (a) increased life - 6 years in lieu of 5 years;
- (b) decreased downtime - larger machine should be available at least 200 additional hours per year;
- (c) reduced maintenance cost - 10% anticipated.

These benefits will result in total costs to the Sanitation Branch equal to or less than the cost to operate the smaller machines.

2. Advantages to the Landfill Operation

Landfill operation is optimized by attaining greater refuse compaction. Higher compaction densities will result from using a larger, heavier machine, that is, running over refuse with the heavier machine will compress it into a smaller volume. In addition, as stated above, the large machine is operating in a low duty cycle mode, this will allow it time to make multiple passes over the refuse before and after spreading the refuse. Higher density will result from the additional passes over the refuse. This cannot be accomplished with a smaller machine as most of its duty cycle will be required for spreading the refuse. Landfill density is expected to increase by 5 to 15% thereby reducing daily and final cover material requirements.

As stated, two of the seven bids were 80 000 pound machines, these are Bid No.6, a Bomag K701 at \$262 118.00 and Bid No.7, a Tana model 40 at \$263 331.00. The difference in price of \$1 213.00, less than one half of one percent of the machine cost, is not considered significant. We are recommending the purchase of Bid No.7 for the following reasons:

- (a) The Tana 40 machine is a two drum roller design as opposed to the Bomag K701 which is a four wheel design. The two drum design is preferred by the Sanitation Operating Branch as it provides full width compaction with each pass. The City of Vancouver, in fact, have been using the two-drum type compactor since 1971, and have been satisfied with the operation of this type of machine.

- (b) The Tana machine offers a hydrostatic type drive train in lieu of the conventional power shift gear type transmission. The hydrostatic transmission offers features which result in greater efficiency, less maintenance and some fuel savings. The power in a hydrostatic type drive is carried by hydraulic fluid thus eliminating much of the mechanical drive train and associated maintenance. Hydrostatic drive is more efficient than mechanical drive thus enabling the use of a lower horsepower engine. The smaller engine in the Tana 40 will result in fuel savings estimated at \$500 annually.

The City Engineer and the Purchasing Agent recommend acceptance of Bid No. 7 from F. & F. Equipment Ltd. for one only Tana model 40 compactor at a total cost of \$261 859 (\$263 331 less \$1 472 for deletion of air conditioning) plus 4% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and the Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 524

DISTRIBUTED TUESDAY

9 July 1979

TO: Vancouver City Council

SUBJECT: 1979 Arbitration Award - Vancouver Policemen's Union Negotiations

CLASSIFICATION: INFORMATION

The Director of Personnel Services reports as follows:

"The binding arbitration award resolving issues in dispute between the Vancouver Police Board and the Vancouver Policemen's Union has now been issued by Mr. Hugh Ladner, the sole arbitrator. The main features of the attached award are as follows:

1. TERM - 1 year from January 1, 1979 to December 31, 1979.
2. WAGES - (a) January 1, 1979 - increase of 7% over December 31, 1978 rate for first class constable - all other differentials to remain the same.
(b) July 1, 1979 - increase of 3% over June 30, 1979 rate for first class constable all other differentials to remain the same. This produces a cost for the year of 8.6% and end rates 10.2% above 1978.

3. DRYCLEANING ALLOWANCE - A new clause providing for 5 dollars per month paid in cash every 3 months in advance.

This is in addition to the existing clothing allowance of \$41.67/month, which is to be retained but which also is henceforth to be paid in cash semi-annually in advance.

4. SERVICE PAY - Increased from 5 dollars per month for each 5 year period of service to \$7.50 in order to correspond to that paid members of the Vancouver Police Officers' Association.
5. VACATION - Amended the vacation clause to provide for 30 days' vacation after 25 years. Members were previously entitled to 30 days after completion of 30 years of service.
6. SICK LEAVE - The limit of 261 days maximum accumulation on sick leave was removed in order to correspond with unlimited sick leave accumulation for members of the Vancouver Police Officers' Association.
7. GRATUITY LEAVE - Amended to provide for accumulations and deductions based on one day per quarter every calendar year. In addition, members shall be entitled to one additional day if not absent on sick leave during the calendar year. The provision now corresponds to that for members of Vancouver Police Officers' Association.
8. COMPASSIONATE LEAVE - An improved provision which corresponds to that in the C.U.P.E. and V.M.R.E.U. Agreements.

In addition to the above items, the binding award recommended that the parties to the agreement -

- (a) revise the Referee Agreement so as to enable the parties to change the rate for any particular rank or classification and have any dispute between them with respect to this subject to settlement by a third party, and

- (b) establish a joint committee chaired by an executive officer to study the concept of a compressed work week and attempt to reach agreement by October 1, 1979 on whether to implement the results on an experimental basis or otherwise.

Mr. Ladner has reserved jurisdiction over these two issues if the parties fail to resolve them. He also retained jurisdiction over the question of Police parking if the parties cannot resolve the issue of upgrading the present lot.

Costs associated with the award are as follows:

(1) Wages	\$1,996,800
(2) Drycleaning	27,600
(3) Service Pay	55,800
(4) Vacation	16,900
	<hr/>
	\$2,097,100

Improvements in gratuity benefits, sick leave accumulations and compassionate leave cannot be costed until year-end."

The City Manager notes that while the award is appreciably higher than expected and higher than the settlement with VMREU, Council has no choice in the matter.

The matter of paying clothing and dry-cleaning allowances in cash (Item 3) is a considerable administrative inconvenience apparently for no good reason. Finance and Police officials will seek a meeting with the arbitrator to clarify this provision of the award.

The City Manager submits the foregoing for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 524 . 1

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JUNE 21, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 21, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Kennedy
Alderman Puil

ABSENT : Alderman Boyce
Alderman Ford

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATION1. Monthly Status Report on Rezoning Applications

The Committee considered a memorandum dated June 18, 1979 from the Zoning Planner, forwarding the monthly status report on rezoning applications for the month of May, 1979 (on file in the City Clerk's Office).

Mr. R. Scobie, Zoning Division, advised that a Public Hearing would be held on Thursday, June 28, 1979 to discuss four items:

- (a) Rezoning of 1724 East 10th Avenue from RT-2 to C-2 to eliminate an isolated RT-2 lot for consolidation with existing commercial lots.
- (b) Amendments to existing CD-1 By-law for the Arbutus Club to permit construction of additional facilities and off-street parking.
- (c) Rezoning the Champlain Heights Community Services site from RS-1 to CD-1.
- (d) Changes to the parking requirements in the Downtown District.

Mr. Scobie noted that Marathon Realty will be contacted with respect to the application to rezone property at the northeast corner of Pender and Broughton from M-1 to C-5, in view of the fact the lot has been zoned CWD, Central Waterfront District.

Discussions have been held with the Director of Legal Services and the Director of Permits and Licenses with respect to the text amendment for Retaining Walls. It would appear that this would more appropriately be handled under the City Building By-law.

Mr. Scobie advised that the text amendment to Schedule B (required parking spaces) has been placed in the "on hold" category. On August 15, 1978 Council referred this matter to the Transportation Committee for further study. The Engineering Department will be preparing a supplementary report.

RECOMMENDED

THAT the monthly status report on rezoning applications for the month of May, 1979 be received.

FOR COUNCIL ACTION SEE PAGE(S) 525

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

JUNE 21, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 21, 1979, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard
Alderman Little
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of Thursday, May 31, 1979 were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Liquor Permit Application - 1184 Denman Street
(Development Permit Application No. 84054)

The Committee had before it for consideration a Manager's report dated May 29, 1979 on the application of Henriquez Associates, architects, on behalf of the Sands Motor Hotel for a development permit for construction of a cocktail lounge in the building next door to the Sands Motor Hotel at Denman and Davie Streets.

In the Manager's report, the Director of Planning commented as follows:

'The above noted Development Permit Application has been filed to use a portion of the main level of the existing building as a cocktail lounge area in conjunction with the Sands Motor Hotel.

This development is situated at the north-east corner of Denman and Davie Streets in the West End District.

The Sands Motor Hotel is located in a separate adjoining building but will be connected to the proposed lounge area by a new door through the party wall. It has an existing lounge with an area of approximately 864 sq. ft. with a seating capacity of 72, which will continue to operate in conjunction with the proposed new lounge. The area for the new lounge was previously approved as retail space. The proposed lounge, with an assembly area of 1,195 sq. ft. will accommodate a maximum of 99 persons.

The applicant has received clearances from the Building, Fire, Police and Health Departments, including clearance from the Liquor Control and Licensing Branch.

Continued

Clause No. 1 Continued

' The Director of Planning approved this application on May 22, 1979 subject to the conditions that prior to the issuance of the Development Permit:

- (a) this request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration and necessary action, and
- (b) a restrictive covenant is to be executed satisfactory to the Director of Planning and the Director of Legal Services that the approved lounge at 1184 Denman Street is to be operated in conjunction with the Hotel on the adjacent site only.'

Appearing before the Committee on this matter were a representative of the Planning Department, the architect Mr. Henriquez, and a representative of the Sands Motor Hotel.

During discussion the Committee noted the application is rather unusual in that the hotel proposes to utilize space in a new building next door for a cocktail lounge seating 99 persons.

In response to questions from the Committee, the Planning Department representative explained the Director of Planning has released the new building at 1184 Denman Street, which is to contain the new lounge, from part of the usual parking requirements for new buildings as the adjacent Sands Motor Hotel has sufficient parking space to provide for the additional cocktail lounge patrons.

The Planning Department representative also reported that consultants for the Sands Motor Hotel supplied the City Traffic Engineering Department with a lengthy report and the Engineering Department is satisfied with the proposal in respect to traffic volumes.

Two members of the Committee expressed some concern that permanent residents in apartment buildings in the immediate vicinity of the Sands Motor Hotel could be exposed to additional noise generated by the lounge and some brief consideration was given to either the City or the applicant conducting a poll of nearby residents. Concern was also expressed over the possibility the lounge could be converted into a cabaret.

In response, the architect explained the proposed lounge is contained in a new building which will have quite expensive townhouses above it and that noise will have to be kept to a minimum. A single unamplified guitar would likely be the type of entertainment within the new lounge.

The Committee also considered the wording of the paragraph labelled (b) in the report and indicated the words "in conjunction with" were rather vague; that the lounge must remain under the management and operation of the Sands Motor Hotel.

Following discussion, it was

Continued

Report to Council
 Standing Committee of Council on Community Services
 June 21, 1979

(II-3)

Clause No. 1 Continued

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 84054 to Henriquez Associates, Architects, to use a portion of the main level of the building at 1184 Denman Street as a cocktail lounge for the adjoining Sands Motor Hotel as outlined in the City Manager's report dated May 29, 1979;

PROVIDED that a restrictive covenant is executed satisfactory to the Director of Planning and the Director of Legal Services that the approved lounge at 1184 Denman Street is to remain under the management and operation only of the Sands Motor Hotel which occupies the adjacent site.

(Alderman Little opposed)

2. Status Report on Hotel Vancouver - Compliance with Fire By-law

The Committee had before it for consideration a Manager's report dated June 13, 1979 in which the Fire Chief reported as follows:

" Series Reports #15 and #16 have been received from Mr. D. S. Harris, Solicitor for Canadian National Hotels, and these reports may be summarized as follows:

A. Sprinkler Installation Program

The preparation for testing the old risers and new connectors has been completed, and the testing procedures have recently commenced and are now underway. It appears that the installation will be completed towards the end of June, 1979.

B. Fire Alarm System

Completion and testing of this installation have been delayed by a strike against the manufacturer, Edwards of Canada Limited. Testing procedures should commence in the very near future. It appears that this system will also be completed towards the end of June 1979.

C. Exit Facilities Involving Staircases and Passageways - Lower Floors

Since the last report, dated April 24, 1979, plans were submitted and approved by the City on May 10th, 1979. Advertisement for the tender bids appeared in publication on May 10th and 11th, 1979, with the tender closing on June 8th, 1979. The recommendations should be finalized for the Canadian National Board of Directors by July 10, 1979. A decision regarding the awarding of a contract should occur at the Board meeting on July 30, 1979. The construction should start almost immediately after the awarding of a contract by the Board of Directors. The construction of Phase III is expected to take place about six months from now.

The Fire Chief is satisfied that reasonable progress is being made to upgrade the hotel. "

Continued

Report to Council
 Standing Committee of Council on Community Services
 June 21, 1979

(II-4)

Clause No. 2 Continued

Appearing before the Committee on this matter was Chief Fire Warden G. Birnie, who indicated the hotel is maintaining satisfactory progress toward full compliance with the City Fire By-law.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated June 13, 1979, on the Hotel Vancouver's progress toward compliance with the City Fire By-law, be received.

3. Compulsory Treatment of Chronic Alcoholics

Council, on October 31st, 1978, approved the following recommendations from the Community Services Committee:

- "A. THAT the Committee's discussion on compulsory treatment of chronic alcoholics be deferred and that the Director of Social Planning, in consultation with the Medical Health Officer, prepare for the Committee a procedure listing step by step the measures to be taken in committing an alcoholic for compulsory treatment.
- B. THAT the Director of Social Planning provide for the Committee copies of the Ontario Health Act.
- C. THAT the Civil Liberties Association prepare for the Committee a proposal for an appeal process against a committal for compulsory treatment of alcoholism, including pertinent background information provided in the LeDain Commission report on the non-medical use of drugs."

In accordance with recommendation "A", the Committee had before it for consideration a Manager's report dated March 23, 1979 (copy circulated) and a letter dated April 11, 1979 with a brief from the Civil Liberties Association (copy circulated).

Appearing before the Committee on this matter were representatives of the Social Planning, Police and Health Departments, along with Downtown community agency workers, a representative of the Alcohol & Drug Commission, and a representative of the Civil Liberties Association.

During discussion a member of the Committee, noting the proposal in the Manager's report is for a new system of handling chronic alcoholics, inquired what the reaction of the Alcohol & Drug Commission is to the report.

The Alcohol & Drug Commission representative explained he was only given the Commission's file on the subject the night before the Committee meeting, but added the Commission does have some concerns over the proposal and said he could ask the Commission to submit a written commentary on the Manager's report.

Continued

Report to Council
Standing Committee of Council on Community Services
June 21, 1979

(II-5)

Clause No. 3 Continued

The Committee, noting the report recommends City Council ask the Minister of Health to designate the Alouette River Unit as a facility for treatment of chronic alcoholics, inquired whether this proposal has been discussed with Provincial authorities.

The representative of the Police Department told the Committee the Department is concerned over the recommendation of the Director of Social Planning that Council ask the Minister of Health and the Attorney-General to repeal Section 64(a) of the Summary Convictions Act and replace it with new legislation within the Provincial Health Act (recommendation #1).

Specifically the Police spokesman explained that Section 64(a) provides authority to the Police to remove an intoxicated person from a public place and this authority should be retained.

Members of the Committee responded that this authority could be incorporated in the new legislation under the Provincial Health Act.

The Police spokesman referred to Section 5(a) on page 2 of the Manager's report and said Police officers should not be required to spend a lot of time with court appearances in connection with intoxicated persons.

It was also noted during discussion that the Civil Liberties Association's letter dated April 11, 1979 suggested the words "Provincial Judge" should be substituted in the Manager's report wherever the term "Magistrate" or "J.P." occurs in the report.

It was the consensus of the Committee that further refinements should be made to the report before it could proceed with making recommendations to Council; in particular, the Committee felt Mr. H. Hoskin of the Alcohol & Drug Commission should be present for the Committee's deliberations. The Committee also felt the appeal processes for an alcoholic facing mandatory treatment should be specifically spelled out in the Manager's report.

Following discussion, it was

RECOMMENDED

THAT further consideration of the City Manager's report dated March 23, 1979, on chronic alcoholics, be deferred for two weeks and that in the meantime Social Planning Department examine the concerns of the Police Department over Section 64(a) of the Summary Convictions Act, hold further discussions with the Civil Liberties Association over the appeal process; and that Mr. H. F. Hoskin of the Alcohol & Drug Commission be invited to attend the Committee's next discussion on this matter.

(Aldermen Bellamy and Rankin opposed)

The meeting adjourned at approximately 2:35 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 525



PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

June 21, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, June 21, 1979, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman Puil, Chairman
Alderman Gerard
Alderman Little
Alderman Marzari

ABSENT: Alderman Ford

CLERK: G. Barden

RECOMMENDATION

1. Audience Development Program

The Committee considered the attached report dated June 8, 1979 from the Council Committee on the Arts on a presentation from the Community Arts Council regarding the proposed establishment of a co-ordinated arts service agency. The Community Arts Council advised that their proposal has been generated by the newspaper strike and is an application for initial funding of \$15,000 from the City for a new agency to co-ordinate and publicize activities and services for both the public and art organizations in Vancouver.

The Community Arts Council advised the Arts Committee that the agency could be established as soon as an endorsement is received from Council and a co-ordinator hired. They advised that they have not approached any other agencies for funding as they wish to secure a commitment from the City first. There are many tasks available to a co-ordinated services agency and the following list could be implemented immediately:

- a) What's on Poster - initiated by Ernie Fladell and placed in bus shelters and other key locations. This is a continuing task which could be expanded but time is required.
- b) What's on Handbill - a bi-weekly handbill distributed in quantity to restaurants, hotels, information centres, with paid advertising of arts events - should be self-sufficient.
- c) Tickets Tonight - one or more kiosks placed in strategic locations to attract the impulse buyer perhaps with reduced price last minute tickets.
- d) Tourist Bureau Liaison - there is presently little direct involvement by the arts organizations with conventions or convention organizers. The Tourist Bureau has demonstrated an interest in providing cultural information to its clientele.

Part Report of Standing Committee
on Finance and Administration

June 21, 1979 (III-2)

Clause No. 1 cont'd:

- e) Displays - there exist real possibilities for displays in major city locations such as Pacific Centre and Robson Square, perhaps even sponsored by business.
- f) Block Ticket Purchases - relationship between corporate buying and sponsorship of handicapped or underprivileged; union or corporate purchases for staff and members.

Ernie Fladell, Social Planning Department, reported that Seaboard would put up bus shelters in order to use space for advertising and they would make 10% of the facings available to the City for advertising.

The Committee expressed concern that the proposed Audience Development Program was not accompanied by a Manager's report in which City officials could comment on the feasibility of such a proposal. It was felt that a staff report should be provided to the Committee on utilizing free bus shelter advertising.

Following discussion, it was

RECOMMENDED

- A. THAT the proposal be received.
- B. THAT the City Manager report back on the utilization of free advertising space so that it could be co-ordinated and used by cultural groups in the City.

2. Report from the Emergency Planning Committee

The Committee considered the attached Manager's Report dated May 17, 1979, wherein the Emergency Planning Committee gave a progress report on their work on a emergency plan for the City of Vancouver. The basic plan is a document* that has been completed and approved by the Emergency Planning Committee and is attached for Council's approval. It provides the basis for co-ordinating the emergency response to natural and man-made emergencies that occur within or adjacent to the City of Vancouver. The basic response required by a major emergency or disaster is the use of City resources and co-ordinated planning with surrounding municipalities, senior levels of government and support organizations. The Plan provides guidance and direction to enable City departments and support organizations to:

- (a) minimize the effects of a major emergency or disaster;
- (b) provide continuity of local government;
- (c) facilitate and expedite the restoration of facilities;
- (d) co-ordinate rescue operations; and
- (e) co-ordinate the provision of Emergency Welfare Services for the victims.

Departments that have responsibilities under the Plan are in the process of preparing their emergency plans for inclusion in the Emergency Procedural Manual. The initial draft of the Procedural Manual should be ready for the Emergency Planning Committee by September 1, 1979.

*Previously circulated,
copy on file in City
Clerk's office.

Clause No. 2 cont'd:

In a study of the transportation of hazardous materials in the City and the Lower Mainland, fifty five products have been identified as requiring special attention due to the large quantities being transported in the area and the nature of potential emergencies that may be created in the event of accidental spillage, fire, etc. In the assessment of these potential emergencies the study evaluated problems of dealing with the products by emergency personnel and the danger of major damage to the environment. This study resulted in the preparation of the Hazardous Material Response Manual by the Fire Department. This Manual identifies potential hazards that emergency organizations may encounter in this area. There is sufficient technical data and guidelines for initiating action included in this Manual to enable those agencies directly involved in controlling an emergency. Also included as information for those agencies responsible for the broader aspect of emergency planning, is a general guide to the type of incidents and classes of products that would involve the public which could cause large losses of life and injuries. A section is provided on case histories of accidents that have occurred and a list of experts that may be called for assistance in an emergency. The format of the Manual will be such so that it can be updated and revised on an on-going basis to keep abreast of new developments. It is recommended that seventy-five copies be initially printed for distribution to the agencies involved in emergency planning for the City at an estimated cost of \$500.

Chief Konig attended the meeting and expressed strong concerns about the transportation of various hazardous materials in the City of Vancouver, in particular, the transportation of gasoline by tank trucks to service stations in the City and shipments of hazardous materials by rail and barge in the area of Project 200. Chief Konig advised that the capacity of tank trucks a few years ago was 3,000 gallons and he has been informed that this summer will see the introduction of tank wagons with a capacity of 13,000 gallons which the Fire Department considers unsafe and totally unacceptable. He recommended that Council consider a by-law limiting tank trucks within the City to 6,000 gallons maximum capacity. In respect to railway shipments, he advised that large tank cars of hazardous materials are often stored in the railway yards within Burrard Inlet adjacent to numerous high-rise buildings in the area. He stated that there will have to be controls over the transportation of hazardous materials by rail and barge in this area, particularly in view of the proposed convention centre on Pier BC. The Department of Transport agrees that the railway facilities will have to be re-located before the convention centre could be built on Pier BC.

Following discussion, it was

RECOMMENDED

- A. THAT City Council approve by Formal Resolution (attached) the Basic Plan for the City of Vancouver Emergency Plan.
- B. THAT City Council approve the publication of seventy-five copies of the Hazardous Materials Response Manual at an estimated cost of \$500. Funds are available from the Contingency Reserve.

Part Report of Standing Committee
on Finance and Administration

June 21, 1979 (III-4)

Clause No. 2 cont'd:

- C. THAT City staff be instructed to consider the implications of a by-law limiting tank trucks within the City to a maximum capacity of 6,000 gallons and discuss these with industry representatives, for report back to Council.
- D. THAT the City Manager report back on the transportation and storage of hazardous materials in the vicinity of the Central Waterfront.

The meeting adjourned at approximately 5:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 526

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

IV

June 28, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, June 28, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman H. Rankin

ABSENT: Alderman H. Boyce
Alderman M. Harcourt

COMMITTEE CLERK: J. Thomas

The minutes of the meeting of June 14, 1979, were adopted.

RECOMMENDATION

1. Review of Traffic Conditions:
Burrard Street Between 1st Avenue and Broadway

The Committee had for consideration a Manager's Report dated June 5, 1979 (on file), in which the City Engineer outlined details of the Burrard Street traffic plan and reviewed current conditions on Burrard Street between 1st Avenue and Broadway, in response to a request from merchants for a review of the 'No Parking' regulations in this section of Burrard.

The report explained aspects of the Burrard Street widening project now nearing completion, at an estimated cost of \$2 million; examined site conditions; analyzed traffic volumes in the area and concluded that if parking were permitted on this section of Burrard, capacity would be reduced, congestion would occur and there was the probability that traffic would revert to filtering through residential streets in Kitsilano and Shaughnessy.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, reviewed the report and explained the implications of the 'No Parking' regulations and police enforcement procedures. Mr. Rudberg advised some of the affected businesses had access to parking lots and consideration was being given to the creation of a commercial vehicle loading zone on 8th Avenue immediately west of Burrard, which should alleviate many of the problems experienced by merchants in the area.

Mr. J. Sedlack, Four Seasons Marine Electronics, 2379 Burrard Street, addressed the Committee and submitted the Manager's Report was misleading in that it outlined conditions prior to completion of the Burrard Street Improvement Project. He had requested that traffic volumes be monitored on a lane-by-lane basis but the result was not conclusive because a count had not been taken of the curb lane.

Clause 1 continued

He explained the loading and unloading problems encountered by his business and felt the proposed loading zone on 8th Avenue would not completely resolve the problem as his business required the movement of heavy equipment. Furthermore, large commercial delivery trucks exceeded the length of a normal loading zone. Mr. Sedlack complained the 'No Parking' signs on Burrard Street were interpreted by the police as including loading and unloading activities, and delivery trucks were continuously being told to move on.

Mr. H.F. Summers, Rainbow Realty, 2405 Burrard Street, advised he represented a group of merchants in the blocks between Broadway and 8th Avenue who were extremely concerned because their business had decreased approximately 25% since the 'No Parking' ban had been introduced. Former customers, unable to park, turned the corner to Broadway where parking was permitted and transacted their business there. He felt as parking was permitted in the busy shopping districts of Granville Street and Broadway, the merchants on Burrard Street should be entitled to the same consideration.

Mr. T. Swain, Swain's Map and Slide, 2435 Burrard Street, requested limited parking be introduced between 7th Avenue and Broadway, and an assessment made of its success or failure.

Corporal D. Brown, Police Traffic Division, explained enforcement procedures for loading zones and stated that not much time tolerance was permitted for this type of facility. Trucks up to 65 feet long were now travelling on Burrard; the section between 1st and 8th Avenues was on a grade and parking in the curb lane would prevent faster traffic from overtaking the heavy rigs and congestion would result.

Responding to questions from Committee members, Mr. Rudberg advised pavement widths in the area were not sufficient to permit pull-in loading zones. The Chairman advised the merchants' delegations that the Committee appreciated their problem but the Burrard Street Improvement Project had only recently been completed and changes should not be introduced until traffic patterns had become established. A valid assessment could then be made.

RECOMMENDED

- A. THAT the existing curbside traffic regulations on Burrard Street from the Bridge to Broadway not be changed at this time, but that traffic conditions be monitored to evaluate the impacts of the Burrard Street Improvement Project.
- B. THAT the City Engineer be instructed to investigate the installation of a loading zone and parking on the south side of 8th Avenue west of Burrard Street.

2. Illegal Roadside Vending - City Streets

In a Manager's Report dated June 5, 1979 (on file), the City Engineer reported on problems created by roadside produce vendors and submitted two options for enforcement, for the Committee's consideration.

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Clause 2 continued

The report summarized the problems created by illegal roadside stands as follows:

Health -

Non-conformance with Health regulations creates a public health hazard, e.g. no toilet facilities and no washing facilities. Federal Agriculture Inspectors also advise that itinerant vendors frequently sell low quality produce and otherwise only meet minimum standards of grade and quality.

Traffic -

Patrons frequently stop on the other side of the street, sometimes in violation of posted regulations, and cross the street in a hazardous manner. Customers also park in corner clearances, block intersections and double park. Drivers slow down to view produce and check prices and create back-ups; in some cases, rear end collisions have occurred.

License -

Roadside vendors operate without a City business license. This means that License Inspectors must employ valuable time pursuing them. Further, it is inequitable to legitimate businessmen retailing produce and who conform to regulations.

Weights & Measures -

Federal Consumer Affairs Inspectors advise that confiscating scales from illegal roadside vendors is an on-going business. These vendors invariably use bathroom scales, kitchen scales and other unacceptable weighing devices that can give short-weight to customers. Even when a proper weighing device is used, often it is out of adjustment.

Boulevard Maintenance, Litter -

At many locations, vendors drive their vehicles onto City boulevards and, in some cases, onto adjacent parks. This practice interferes with proper drainage on the streets, creates ruts on boulevards and necessitates special attention by City crews. Further, vendors frequently leave papers, cartons and other litter on boulevards.

Area Residents' Complaints -

In areas where these vendors set up, residents are subjected to congregations of vehicles, noise pollution, hazardous traffic conditions, damaged boulevards and litter. The residents resent this intrusion into their residential area. This is usually followed by unnecessary expenditure of staff time answering complaints from residents.

Clause 2 continued

The options and comments submitted for the Committee's consideration were:

1. To continue the present practice of enforcement on a complaint basis. In view of the increasing number of violations and the difficulties experienced with past enforcement on a complaint basis, this option will not be effective in controlling the problem.
2. To implement a concentrated enforcement program involving verbal warnings and written warnings requiring vendors to remove their illegal operation from City streets. If vendors do not comply after appropriate warnings, the City would remove the stand and produce. The stand would be retained in storage until costs of removal are paid or until three months have elapsed. Any produce would be disposed of. Vendors would be charged for costs if they wish their stands returned. To effect option 2, certain legal changes are required.

Mr. D. Rudberg advised the Committee there were two problem areas in the City where illegal roadside vendors were congregating in growing numbers - 4th Avenue in the vicinity of Jericho Park and South East Marine Drive. The Provincial Government and some municipalities, including Richmond, were adopting stricter controls to eliminate this practice and it was becoming apparent the displaced vendors were simply moving from these municipalities into Vancouver. Mr. Rudberg pointed out a public market to be opened shortly on Granville Island would provide vendors with a market place in a controlled situation.

Appearing before the Committee on this matter were Mr. D. Upton, Provincial Weights and Measures Branch, Mr. E. Pratt, Secretary Manager, B.C. Coast Vegetable Marketing Board, and Sergeant D. Lannon, Police Patrol Division.

Mr. Upton advised inspectors recently checked eight scales used by roadside vendors. One was found illegal for trade, two weighed against customers and five in favour of the customer. Mr. Pratt referred to the produce industry's efforts to upgrade quality, facilities and standards, and encourage growers to abide by municipal regulations. Numerous complaints had been received concerning quality of the produce sold by illegal vendors and it was felt the whole industry was being blamed for the indiscretions of a few, the majority of whom were not farmers at all. Sergeant Lannon described hazardous traffic conditions created in the vicinity of roadside vendors by motorists slowing down, stopping or illegally or double parking. Congestion on Marine Drive was a major concern.

During discussion, members of the Committee expressed concern that adoption of stricter controls allied with confiscation powers would impose too severe a remedy but it was pointed out seized goods could be returned to the owner on payment of costs.

Following discussion, it was

RECOMMENDED

- A. THAT option 2 contained in the Manager's Report dated June 5, 1979, providing for a concentrated enforcement program be approved.

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Clause 2 continued

- B. THAT the Street and Traffic By-law be amended to enable the City Engineer to seize and dispose of perishable produce and other chattels removed from City streets under Section 66 of the Street and Traffic By-law.

3. Cancellation of Bus Stop: South Side
Cornwall Street at Burrard Street

The Committee considered a Manager's Report dated June 7, 1979 (on file), in which the City Engineer reviewed traffic conditions in the vicinity of the Cornwall and Burrard intersection and examined the bus stop function at this location.

The City Engineer noted that at this intersection, the four eastbound lanes on Cornwall merge into three lanes on the Burrard Bridge. The curbside lane on Cornwall was very short and used mainly by vehicles turning right and proceeding south on Burrard. It was felt the use of this lane would be further defined by installing a mandatory right-turn sign which would eliminate the potential for accidents occurring as a result of vehicles using this lane and merging within the intersection. Therefore, it was recommended the lightly used bus stop at this location be cancelled.

RECOMMENDED

THAT the bus stop on the south side of Cornwall Street and Burrard Street be cancelled.

* * * * *

The meeting adjourned at approximately 4:30 p.m.

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V

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

June 28, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, June 28, 1979, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman Puil, Chairman
Alderman Ford
Alderman Little
Alderman Marzari

ABSENT: Alderman Gerard

CLERK: G. Barden

RECOMMENDATION

1. Tenders Nos. 795 and 796
Contracts for Street and Lane Paving

On June 26, 1979, after considering the attached Manager's Report dated June 22, 1979, City Council awarded Contract 795 to Jack Cewe Limited and Contract 796 to Standard General, the second low bidder in each case, as representing best value to the City of Vancouver.

low

The high bidder on each contract, Mr. Wm. Johnson, General Manager, S.L. Paving Limited, requested to appear before Council regarding the tenders, and Council referred the delegation to the Finance Committee.

Mr. Darryl Warren, Solicitor, attended the meeting with Mr. Wm. Johnson, and criticized statements in the Manager's Report regarding his client. He stated the City has a negative bias toward his client. He felt to deny the contracts to the low bidder is an act of bad faith and destroys a proper tendering system.

The Committee felt that Council acted in good faith and that the contract was properly awarded, and following further discussion,

RECOMMENDED

THAT the decision of Council on June 26, 1979 regarding Contracts 795 and 796 be reaffirmed.

2. Children's Centre of the Arts and Sciences

The Committee considered the attached Manager's Report dated June 21, 1979, wherein the Director of Social Planning, acting as Chairman of the Planning Advisory Committee of the Children's Centre of the Arts and Sciences, reported on the Committee's request for \$35,000 to be allocated to the Social Planning Department budget for the 1980 Arts and Science Exhibition as the City's share of the total cost of \$188,000.

Clause No. 2 cont'd:

On February 21, 1978, City Council approved the concept of a Children's Centre of the Arts and Sciences to be developed in association with the new Federal Building then slated for Block 56 in Downtown Vancouver. Council also approved the establishment of a Working Committee - now referred to as Planning Advisory Committee (PAC) - to further examine this concept. As part of its work, the PAC organized a two day Conference on October 12th and 13th, 1978, under the joint sponsorship of the City of Vancouver and the Junior League of Vancouver. Technically, the task assigned to the PAC by City Council has been fulfilled with the submission of the 16 page booklet entitled "A Report on the Children's Centre of the Arts and Sciences in Vancouver", (previously circulated.) While it is too early to expect the new Federal Government to decide on its plans for Block 56, supporters of the Children's Centre are moving ahead on the assumption that development of some kind will occur on that site.

To demonstrate the basic principles behind a permanent Centre - participation and the integration of arts and sciences - the Planning Advisory Committee is organizing a three month demonstration project in the Spring of 1980. This demonstration of exhibits and workshops will offer organizers a chance to experiment and develop expertise that will be valuable when a permanent Centre is opened. In fact, many of the exhibits created for the demonstration are likely to be used in the permanent Centre. The site of the 1980 demonstration will be the Centennial Museum. The Junior League of Vancouver and the Vancouver Foundation have each committed \$35,000 towards the project's total budget of \$188,000. The City, the Province and the Federal Government, through Museums Canada, are being asked to match these contributions.

This Demonstration Project furnishes a splendid opportunity to try out various concepts for workshop programs and exhibits and to discover what works. The results of this experiment will provide the basis for developing programs and displays in the permanent Centre. At the same time, the project will give many people their first real glimpse of the Children's Centre of the Arts and Sciences - a unique Learning Centre which promises to make Vancouver a better and more exciting place.

The City Manager noted that this is a new expenditure which would receive careful scrutiny as a normal budget item, particularly in view of Council's wish to limit increases in service and hold down expenditures. However, Council has supported the concept of a Children's Centre enthusiastically, and the present demonstration proposal would be a step toward implementation of the Children's Centre concept. The proposed sharing (19% City) seems favourable.

Following discussion, it was

RECOMMENDED

- A. THAT Council authorize the Planning Advisory Committee to continue to operate as an interim planning body for the Children's Centre and to report back to Council in September 1979 with recommendations regarding its replacement by a permanent non-profit organization.

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on Finance and Administration
June 28, 1979 (V-3)

Clause No. 2 cont'd:

- B. THAT Council approve the allocation of \$35,000 to the 1979 Social Planning Department budget as the City's share of the total cost of \$188,000 for the 1980 Arts and Science Exhibitions sponsored by the Planning Advisory Committee of the Children's Centre of the Arts and Sciences.

The Comptroller of Budgets and Research advises that if this report is approved, the source of funding will be Contingency Reserve.

The meeting adjourned at approximately 4:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 528.

VI

REPORT TO COUNCIL
JOINT MEETING OF VANCOUVER AND BURNABY
TRANSPORTATION COMMITTEES

June 21, 1979

A Joint Meeting of the Transportation Committees of Vancouver and Burnaby was held on Thursday, June 21, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 4:10 p.m.

PRESENT:

For Vancouver

Alderman Kennedy Co-Chairmen
Alderman Bellamy
Alderman Harcourt
Alderman Rankin

For Burnaby

Alderman Gunn
Alderman Lewarne

COMMITTEE CLERK: G. R. Cinnamon

INFORMATION

1. Matters of Mutual Concern
Between Vancouver and Burnaby

The meeting was requested by the Burnaby Transportation Committee to discuss transportation matters of mutual concern.

Burnaby representatives expressed concern for three principal issues and were prepared to explain the Burnaby Transportation Policies document (previously circulated). Specific concern was evinced regarding Boundary Road, the proposed Cassiar/Cambridge Loop and the proposed (then) increase in downtown Vancouver parking provisions.

Alderman Kennedy advised the meeting of the Provincial Government communication freezing funds for the Cassiar/Cambridge Loop, and the matter was not further discussed.

Burnaby representatives offered a slide presentation on the Burnaby Conceptual Road Plan (C.R.P.) and a discussion followed.

Alderman Kennedy expressed favour for the Burnaby program and enquired as to progress. Alderman Gunn responded that the Plan appears to have public support and that Council adoption, budget and funding, and time frame are now required. Various officials, speaking to the Boundary Road question ascertained that some differences between Vancouver and Burnaby proposals must be overcome. It was further determined that considerable staff work would be required to resolve differences between proposals and that haste was necessary in order that existing cost-sharing arrangements not expire. An Alderman proposed that the matter be discussed at the next following Champlain Heights Planning Advisory Committee meeting. It was determined that the Boundary Road question involves further study of the connection between Highway No. 1 and the Second Narrows Bridge, and that Provincial and Federal funding must be sought to provide this long term solution.

Burnaby representatives expressed concern over the downtown parking requirements as they would affect the traffic volume using Burnaby streets. Various officials discussed probable increase in parking availability and expressed favour for increased downtown parking. Projected volume increase is expected to have minimal effect over five years.

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The meeting adjourned at approximately 5:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 528